



City of Denton

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

Meeting Agenda

Community Services Advisory Committee

Friday, July 11, 2025

12:00 PM

Development Service Center

After determining that a quorum is present, the Community Services Advisory Committee will convene in a Regular Meeting on Friday, July 11, 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. [CSAC25-021](#) Consider approval of the minutes of May 2, 2025.

Attachments: [Exhibit 1 - CSAC Minutes May 2, 2025](#)

- B. [CSAC25-022](#) Receive an update on the 2025 Action Plan for Housing and Community Development.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Funding Priority Survey Results](#)
[Exhibit 3 - Draft 2025 Action Plan](#)

- C. [CSAC25-023](#) Receive a report and hold a discussion regarding implementation of the Southeast Denton Area Plan.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Southeast Denton Area Plan](#)

- D. [CSAC25-024](#) Receive a report, hold a discussion, and give staff direction regarding unprogrammed HOME Investment Partnership (HOME) funds.

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

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 July 3, 2025, in advance of the 72-hour 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 48 HOURS 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.



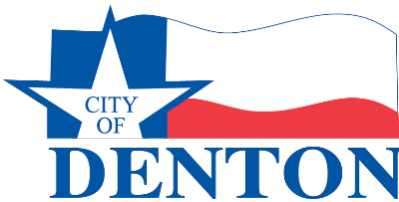
City of Denton

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

Legislation Text

File #: CSAC25-021, **Version:** 1

Consider approval of the minutes of May 2, 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, May 2, 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, Janet Scott-Harris, and Wandaliz Turner

MEMBERS ABSENT: None

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

1. ITEMS FOR INDIVIDUAL CONSIDERATION

A. CSAC 25-014 – Consider approval of minutes of March 14, 2025.

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

Member Tracey Long moved to approve the minutes. Member Wandaliz Turner seconded the motion. The motion carried.

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

NAYS (0): None

ABSTENSIONS: (0) None

B. CSAC 25-015 – Receive a report, hold a discussion, and give staff direction regarding funding recommendations for the 2025-2026 Community Development Grant Program.

Staff explained the analysis that was presented to the committee regarding the 2025-2026 Community Development Grant Program and funding recommendation. It was presented that any organization that received a mean score of 14 or below were not recommended for funding; however, there were two applications that did receive a score below 14 that have been previously funded by the Human Services grant. One application was removed from funding recommendations due to closing its doors on April 30, 2025. The committee members reviewed the organizations mean score and discussed funding recommendations for each one.

The committee discussed and provided direction to staff regarding how to proceed with allocations once the HUD final allocation is received. It was determined and agreed upon that staff will make proportional adjustments to committee recommendations for any difference in estimated funding amounts and final budget allocations.

- C. CSAC 25-016 – Consider approval of recommendations to City Council regarding the 2025-26 Community Development Grant Program.

Member Tracey Long moved to approve the funding recommendations made for the participating organizations with the exceptions of Health Services of North Texas, Denton Christian Preschool, and City of Denton Parks Department. Member Janet Scott-Harris seconded.

AYES (5): Member Dale Tampke, Tracey Long, Kamyon Conner, Janet Scott-Harris and Wandaliz Turner

NAYS (0): None

Member Kamyon Conner moved to approve the funding recommendation made for Health Services of North Texas. Member Wandaliz Turner seconded.

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

NAYS (0): None

ABSTAINED (1): Member Dale Tampke

Member Kamyon Conner moved to approve the funding recommendation made for Denton Christian Preschool. Member Wandaliz Turner seconded.

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

NAYS (0): None

ABSTAINED (1): Member Dale Tampke

Member Dale Tampke moved to approve the funding recommendation made for City of Denton Parks Department. Member Kamyon Conner seconded.

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

NAYS (0): None

ABSTAINED (1): Member Wandaliz Turner

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 1:47 p.m.

DALE TAMPKE
CHAIR
CITY OF DENTON, TEXAS

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

MINUTES APPROVED ON _____



City of Denton

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

Legislation Text

File #: CSAC25-022, **Version:** 1

Receive an update on the 2025 Action Plan for Housing and Community Development.



AGENDA INFORMATION SHEET

DEPARTMENT: Community Services

CM/ DCM/ ACM: Christine Taylor, ACM

DATE: July 11, 2025

SUBJECT

Receive an update on the 2025 Action Plan for Housing and Community Development.

STRATEGIC ALIGNMENT

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

DISCUSSION

As a recipient of Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) program funds, the City of Denton is required to submit an annual Action Plan for Housing and Community Development to the U.S. Department of Housing and Urban Development (HUD). The annual Action Plan addresses the community needs as outlined in the City's 2023-2027 Consolidated Plan (ConPlan).

Annual Action Plans are developed based on the strategies outlined in the Consolidated Plan and provide a description of how the funds will be allocated each program year. The annual Action Plan is reviewed and approved by City Council and then submitted to HUD.

The Community Services Advisory Committee (CSAC) advises the City Council on programs, services, and use of public resources to address complex social problems such as housing, homelessness, and meeting community service needs. The CSAC reviews applications for the Community Development Grant Program and makes funding recommendations to Denton City Council which includes distribution of local (General Fund) and federal (CDBG and HOME) sources of funding.

The draft 2025 Action Plan for the Program Year October 1, 2025, through September 30, 2026, represents the third year in the City's five-year strategy.

ELIGIBLE ACTIVITIES

Eligible activities include housing development, rehabilitation and preservation; improving community facilities and neighborhood infrastructure; public services; economic development; planning; and program administration.

CDBG	HOME
<ul style="list-style-type: none"> ■ Acquisition ■ Public Facilities and Improvements ■ Demolition and Clearance ■ Social Services (15% cap) ■ Housing Programs ■ Economic Development ■ Historic Preservation ■ Code Enforcement ■ Removal of Architectural Barriers 	<ul style="list-style-type: none"> ■ Affordable Rental Housing ■ Homeownership Assistance ■ Tenant Based Rental Assistance ■ Land Acquisition ■ New Housing Construction

CITIZEN PARTICIPATION

The City's Consolidated Plan for Housing and Community Development is developed in collaboration with local citizens, coalitions and collaboratives, nonprofit organizations, educational community, elected leaders, council appointed citizen advisory committees, and other community stakeholders. This engagement helps prioritize community development actions and the process allows for more effective planning for Denton's CDBG and HOME program activities.

To gain public input to draft the 2025 Action Plan, staff held a funding priority workshop on November 13, 2024, and collected citizen input regarding the use of CDBG and HOME funds through an online survey from October 24, 2024, through November 29, 2024. The survey collected feedback regarding the City's goals and strategies outlined in the Consolidated Plan: Affordable Housing; Making Homelessness Rare, Brief and Nonrecurring; Public Services; and Public Facilities. Efforts to meet these goals are described in the annual Action Plan. The survey aimed to obtain community feedback regarding evaluation and prioritization of these goals for the City of Denton's 2025 Action Plan. Results from this survey are included in **Exhibit 2**.

The City held a public hearing to gain input from citizens on June 17, 2025, three citizens provided comment cards supporting the 2025 Action Plan during the public hearing and one citizen provided nine comments during the 30-day comment period. Strategies implemented to gain input from the public are outlined below.

1. Public Hearing for 2025 Action Plan at City Council
2. Information is sent via email to residents, previous clients, committee members, local faith-based groups, participating lenders and realtors, neighborhood associations and social services agencies.
3. Print advertisements are placed in the Denton Record Chronicle.
4. Friday Report updates are provided to City Council members.
5. Information is included on DTV news segments.
6. Information is shared through the City's social media accounts.

Staff will provide an update on the draft 2025 Action Plan (Exhibit 3) including updates to census data, incorporation of social determinants of health and consideration of strategies and goals identified in the plan.

2025 ACTION PLAN TIMELINE

DATE	ACTIVITY
May 19, 2025 - June 20, 2025	2025 Action Plan Comment Period
June 17, 2025	Public Hearing #2 for Action Plan at City Council
July 11, 2025	CSAC Review 2025 Action Plan
July 22, 2025	Council Consider Approval of 2025 Action Plan
August 8, 2025	Submit 2025 Action Plan to HUD
September 15, 2025	HUD Approval of 2025 Action Plan (Estimated 45 days from submission)
September 2025	City Council consider General Fund and CDBG & HOME Ordinances & Project Agreements for Approval

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Funding Priority Survey Results

Exhibit 3 – Draft 2025 Action Plan

Respectfully submitted:

Jesse Kent

Director of Community Services

Prepared by:

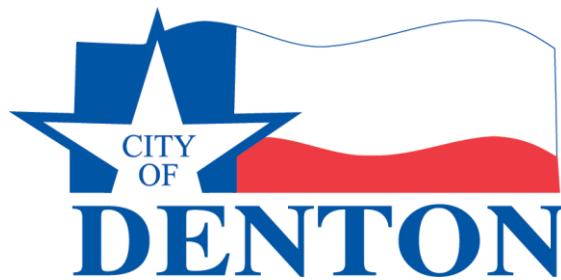
Tamara Jones

Grants Program Coordinator

Luisa Garcia

Community Development Manager

2025-2026 City of Denton
Community Services
Funding Priority Survey Results



2025-2026 Community Development Funding Priority Survey Overview

Each year, the City of Denton receives federal funds from the U.S. Department of Housing and Urban Development (HUD) for community development, housing, and public services for low and moderate-income persons. The City of Denton conducts an annual survey to gather resident feedback regarding community priorities for housing and community development needs. The Community Services Advisory Committee utilizes this feedback to evaluate and recommend organizations for funding through the City of Denton's Community Development Grant Program.

In November 2024 the Community Services Department conducted a 13- question Funding Priority Survey via Survey Monkey for the 2025-2026 Funding Program Year. Community members were notified of the survey via email, social media, the City's website, and the Denton Record Chronicle. There were 39 responses to the survey.

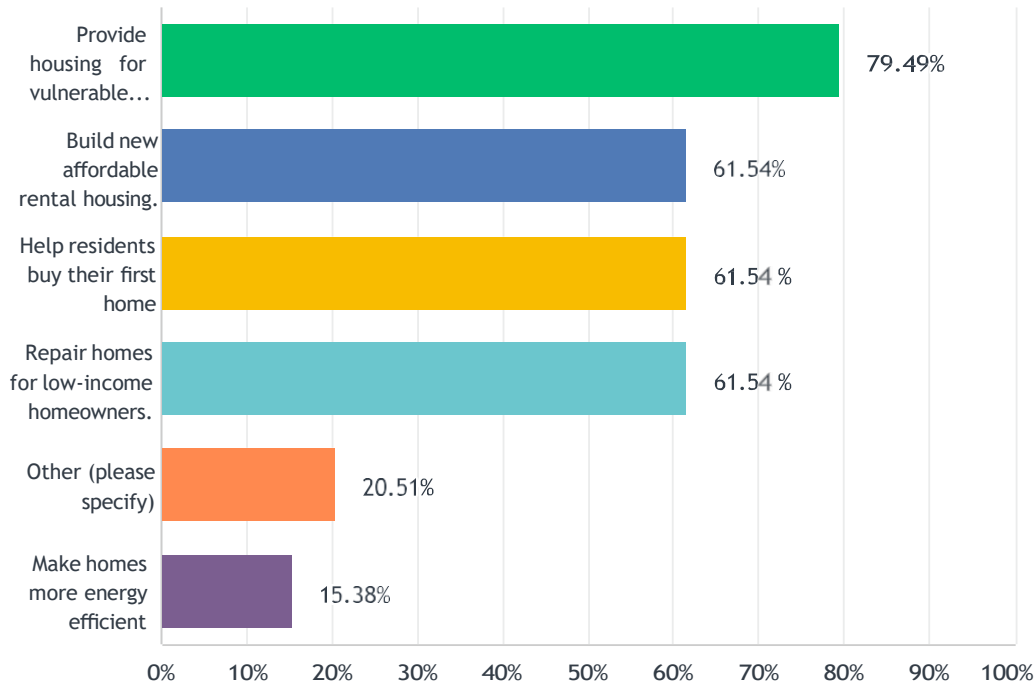
Respondents were asked to identify their top 3 priorities to address needs in program areas identified in the City's 2023-2027 Consolidated Plan for Housing and Community Development: Affordable Housing, Homelessness, Public Services, Public Facilities. This year the survey also gathered feedback on how residents prefer to receive feedback on community development activities, and common ways to seek or refer neighbors to local resources.

The top 3 priorities for each program area were captured by a percentage and the raw number of respondents who selected each answer as a top 3 priority, for example in question one; *"Please choose your top three priorities for Affordable Housing needs in Denton"*; 31 of 39 or 79.49% of respondents selected "Provide housing for vulnerable populations (seniors, people with disabilities, large families)" as a top 3 priority essentially making it the top priority related to affordable housing.

This report provides a summary of the survey results. Questions or comments may be submitted to the Community Services department via email (CommunityDevelopment@CityofDenton.com) or phone (940) 349-7726.

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

Answered: 39 Skipped: 0

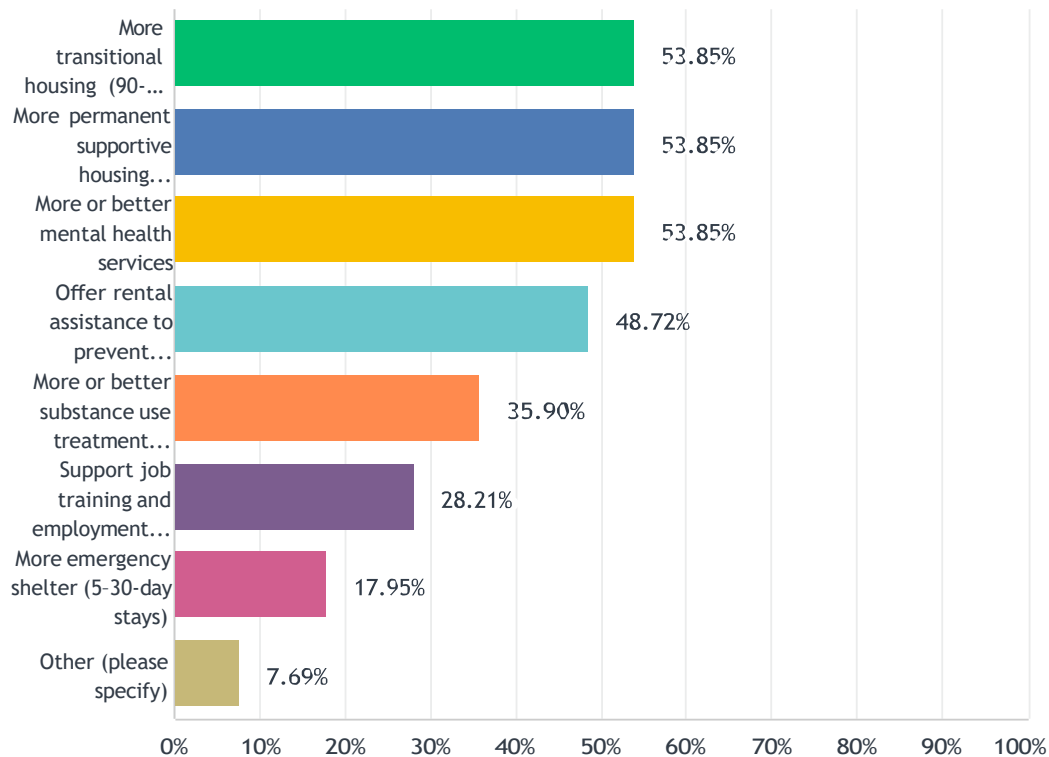


ANSWER RANKINGS	RESPONSES	
1. Provide housing for vulnerable populations (seniors, people with disabilities, large families, etc.)	79.49%	31
2. Build new affordable rental housing	61.54%	24
3. Help residents buy their first home	61.54%	24
3. Repair homes for low-income homeowners	61.54%	24
Other (please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

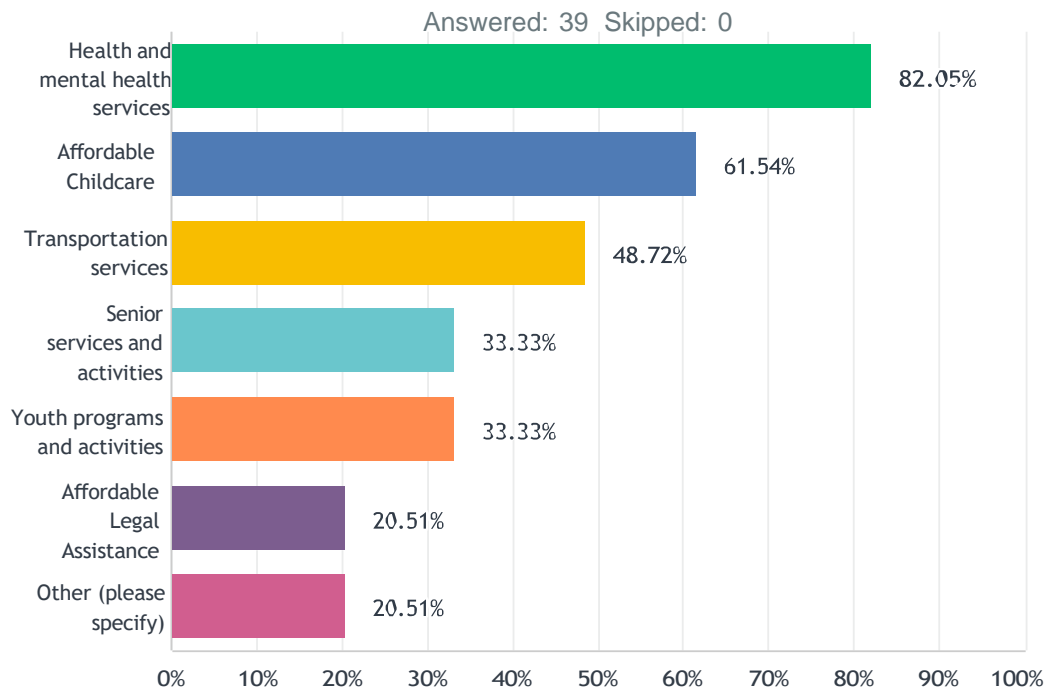
Answered: 39 Skipped: 0



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

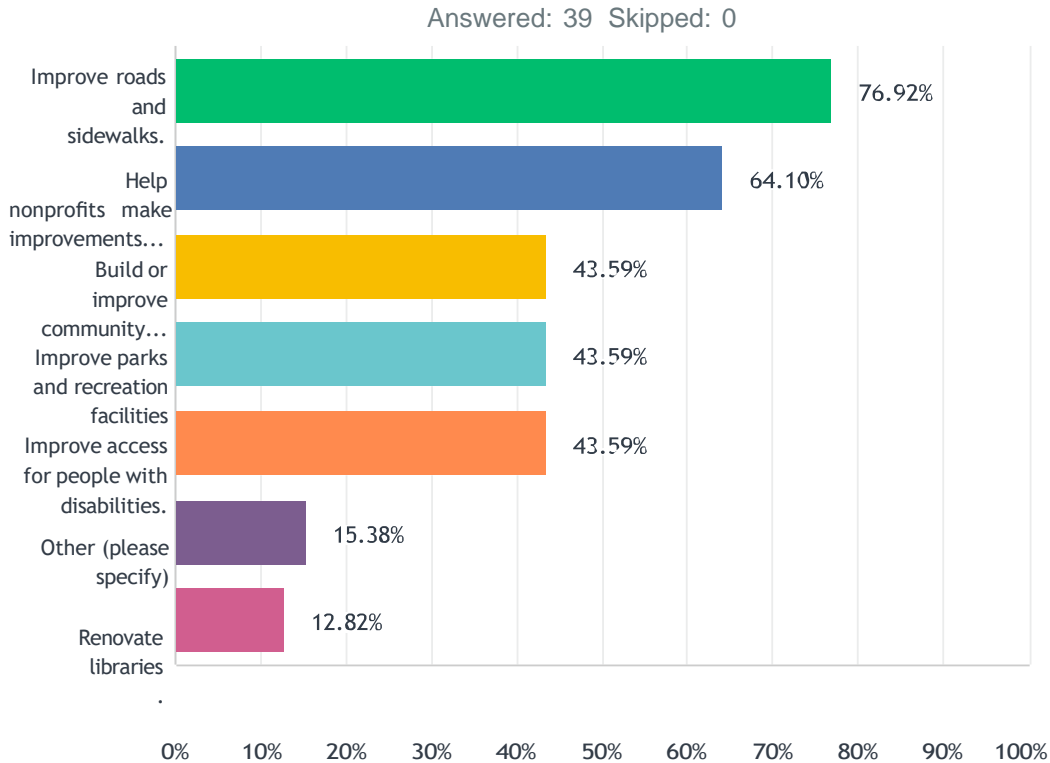
Q3, Public Services (also known as social services or human services):
Please choose the top three services that would most help your community in Denton.



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.

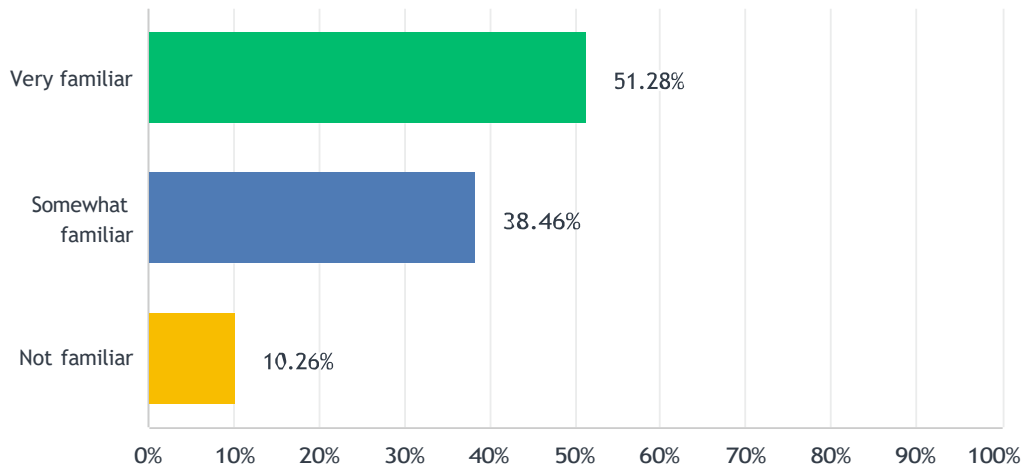


ANSWER CHOICES	RESPONSES	
Improve roads and sidewalks	76.92%	30
Help nonprofits make improvements to their facilities	64.10%	25
Build or improve community centers	43.59%	17
Improve parks and recreation facilities	43.59%	17
Improve access for people with disabilities	43.59%	17
Other (please specify)	15.38%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

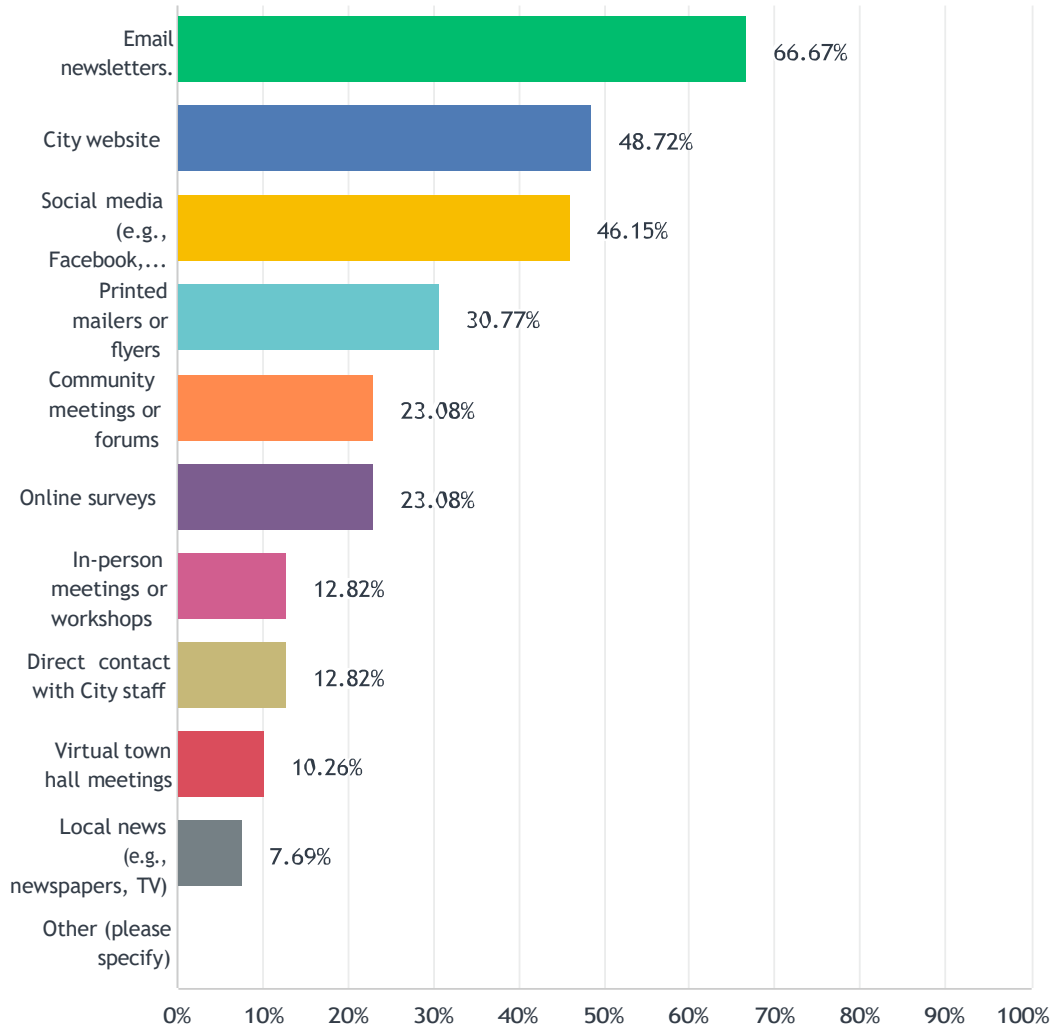
Answered: 39 Skipped: 0



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
-----------------------------------	-------	---

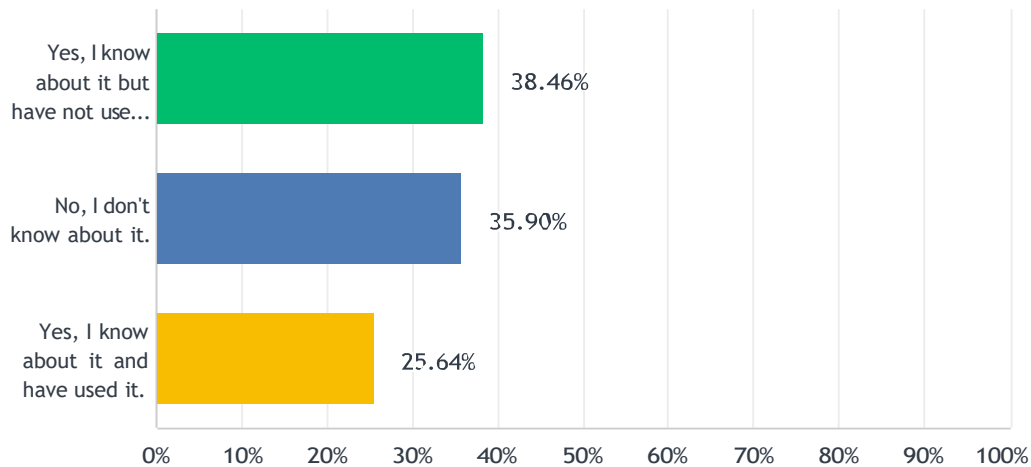
Q7, Do you have any suggestions on how the City of Denton could better engage with residents on community development activities?

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?**

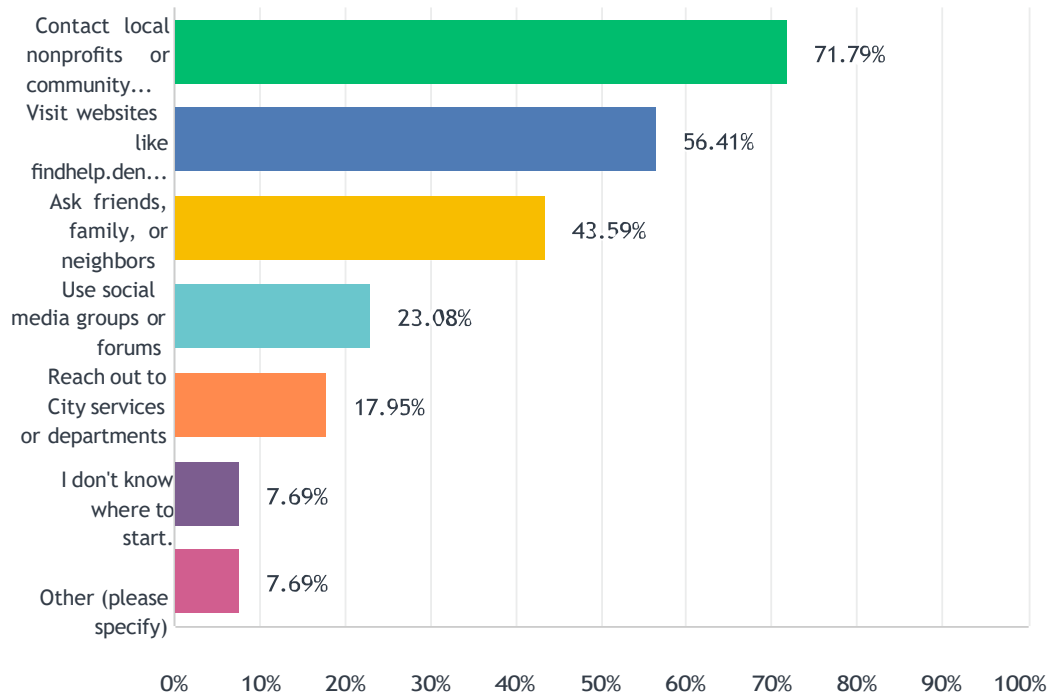
Answered: 39 Skipped: 0



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

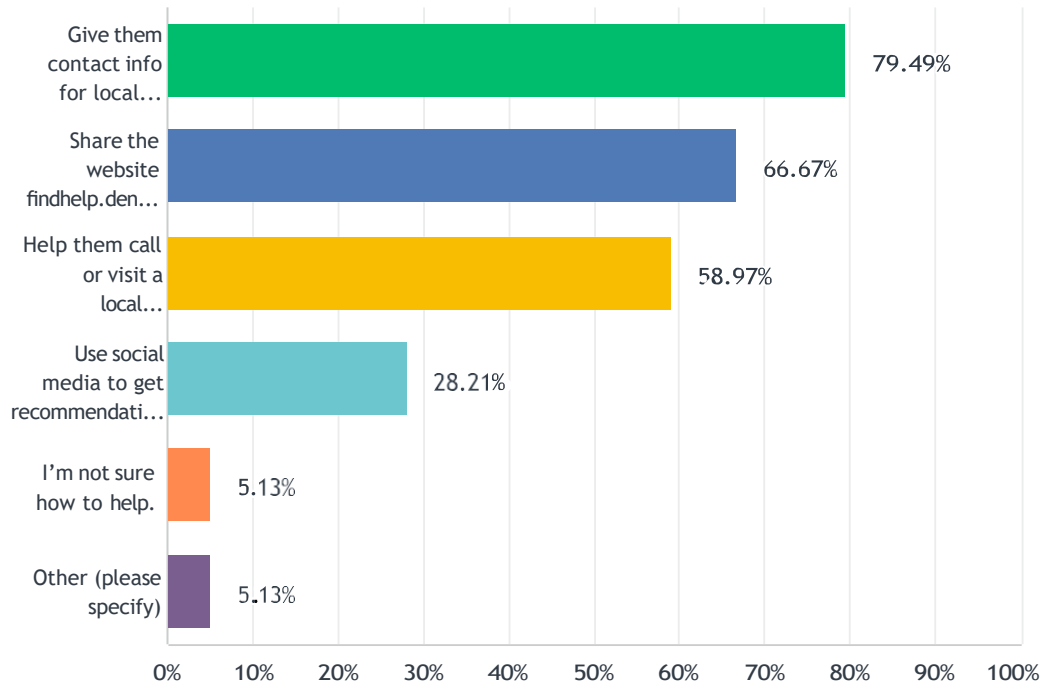


ANSWER CHOICES	RESPONSES	
Contact local nonprofits or community groups	71.79%	28
Visit websites like findhelp.dentoncounty.gov or 211.org	56.41%	22
Ask friends, family, or neighbors	43.59%	17
Use social media groups or forums	23.08%	9
Reach out to City services or departments	17.95%	7
I don't know where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

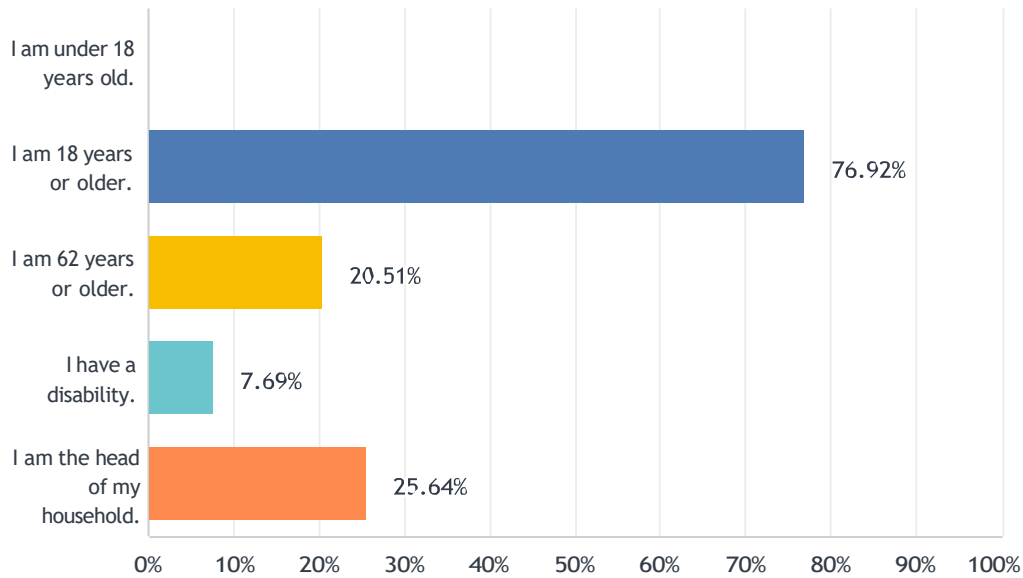
#	RESPONSES	DATE
1	Give the community more information	11/29/2024 5:36 PM
2	Have a presence at local community markets/events on the Square	11/28/2024 8:50 AM
3	advertising in more places they will be seen- grocery stores, convenience stores, etc.	11/19/2024 2:53 PM
4	More advertising. I like the sign 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)

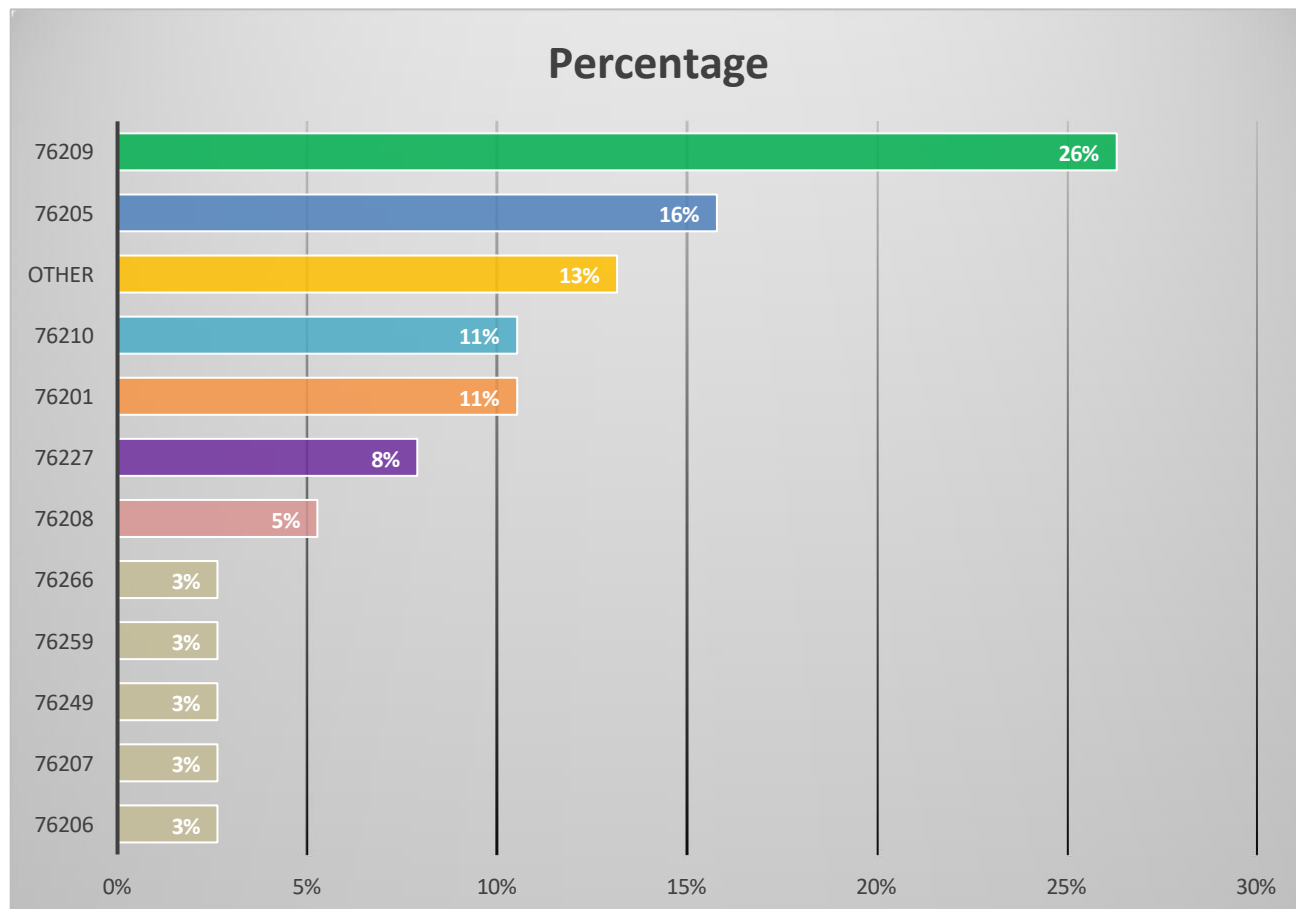
Answered: 39 Skipped: 0



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



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

Table 1 – CDBG/HOME Funding

¹Based 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 the 2023-25 AP, so will be allocated in the 2025-26 AP.

²Reallocated 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	23%		
L/M Income Limited-Clientele	\$157,400	14%		
L/M Income Housing	\$521,647.26	45%	\$471,590	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 presentation include a review funds, annual performance and solicited comments on how federal funds should be utilized in the community. No
- **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, results of the public survey, during the 30-day comment period are available in the section above. The appendix also includes supporting documentation on the outreach methods (ATTACHMENT 2).

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

City Council, staff and the Community Services Advisory Committee (CSAC), an advisory council composed of Denton residents appointed by City Council, considered all public comments informing the development of the 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
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 for minorities and non-English speaking persons, as well as persons with disabilities. 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.

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?
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?
Assessment of Fair Housing	City of Denton (North Texas Regional Housing Assessment)	AFH-AFFH
Denton Plan 2040	City of Denton	Needs Assessment, Market Analysis, AFH-AFFH
Denton Development Code	City of Denton	Needs Assessment, AFH-AFFH
2022 Denton Mobility Plan	City of Denton	Needs Assessment, AFH-AFFH
Parks Master Plan	City of Denton	Needs Assessment
Collective Impact Initiatives	United Way of Denton County	Needs Assessment
ALICE - (Asset Limited, Income Constrained, Employed)	United Way of Denton County	Needs Assessment
CHIP - Community Health Improvement Plan	Denton County Health Department	Needs Assessment
County Health Rankings and Road Map	Denton County Health Department	Needs Assessment
Regional Data and Analysis	North Texas Council of Governments	Needs Assessment, Market Analysis

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"> ▪ Administration ▪ Housing ▪ Public Improvements ▪ Public Services 	\$1,049,336	\$4,000	\$103,578.26	\$1,156,914	\$2,098,672
HOME	Public-federal	<ul style="list-style-type: none"> ▪ Administration ▪ Housing 	\$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
<u>Total Federal, State, Local, and Private Funding</u>	<u>\$27,220,564</u>

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	919 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 social determinants of health (SDOH): 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
Total General Fund - Human Services Grant	\$377,955

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 Corp. 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 address social determinants of health, or the conditions in the environments where people are born, live, learn, work, play, work, and age that affect a wide range of health, functioning, and quality-of-life outcomes and risks. The City of Denton's CDBG and HOME allocations have not been sufficient to allow for the funding of extensive housing, economic development or public works projects. For the City's priority goals related to Affordable housing; Making Homelessness Rare, Brief and Nonrecurring; Public Services; Public facility and public improvement projects; each are prioritized by identified need and funding is allocated based on available funding and eligibility of projects.

AP-38 Project Summary

Project Summary Information

1	Project Name	2025 Community Development Administration
	Target Area	City of Denton, TX
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: \$209,867 HOME: \$46,223
	Description	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.
	Target Date	10/1/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
2	Location Description	Administration services are carried at the Community Development Division at 401 N. Elm St, Denton Texas 76201
	Planned Activities	Funds will be used to cover the cost of planning, administering, operating and monitoring the CDBG and HOME programs.
	Project Name	Denia Park Shade Structures Project
	Target Area	City of Denton, TX
	Goals Supported	Public Facilities, Public Improvements, and Infrastructure
	Needs Addressed	Public Facilities, Public Improvements, and Infrastructure
	Funding	CDBG: \$250,000
	Description	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.
	Target Date	10/01/2025

	Estimate the number and type of families that will benefit from the proposed	5,595 low to moderate income people
	Location Description	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
	Planned Activities	Funds will cover the cost of purchase and installation of a shade structure.
3	Project Name	2025 DAHC Homebuyer New Construction
	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.
4	Project Name	2025 Denton County Friends of the Family
	Target Area	City of Denton, TX
	Goals Supported	Making Homelessness Rare, Brief and Nonrecurring
	Needs Addressed	Homelessness and At-Risk
	Funding	CDBG: \$45,437

	Description	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.
	Target Date	10/01/2025
	Estimate the number and type of families that will benefit from the proposed activities	240 Presumed Benefit persons
	Location Description	Address is suppressed.
	Planned Activities	Funds will partially cover the cost of the Shelter Director salary.
5	Project Name	2025 Denton County Friends of the Family Project
	Target Area	City of Denton, TX
	Goals Supported	Making Homelessness Rare, Brief and Nonrecurring
	Needs Addressed	Homelessness and At-Risk
	Funding	CDBG: \$53,000
	Description	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.
	Target Date	10/01/2025
	Estimate the number and type of families that will benefit from the proposed activities	1 Presumed Benefit household
	Location Description	Address is suppressed
	Planned Activities	Funds will cover the cost of the home repairs including adding accessibility features.
6	Project Name	Fred Moore Scoreboards Project
	Target Area	City of Denton, TX
	Goals Supported	Public Facilities, Public Improvements, and Infrastructure
	Needs Addressed	Public Facilities, Public Improvements, and Infrastructure

	Funding	CDBG: \$18,000
	Description	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.
	Target Date	10/1/2025
	Estimate the number and type of families that will benefit from the proposed activities	2,725 low- and moderate-income persons
	Location Description	701 Wilson St. Denton, TX 76205
	Planned Activities	Funds will cover the cost and installation of scoreboards for the football and softball fields.
7	Project Name	2025 Health Services of North Texas
	Target Area	City of Denton, TX
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$50,485
	Description	Provides quality primary medical care for impoverished and uninsured/underinsured patients of all ages (including women's health & prenatal care).
	Target Date	10/01/2025
	Estimate the number and type of families that will benefit from the proposed activities	201 low-to-moderate income individuals
	Location Description	4401 N. I-35, Ste. 312, Denton, TX 76207
	Planned Activities	Funds will cover the cost of healthcare services for low to moderate-income individuals
8	Project Name	2025 Minor Repair Program
	Target Area	City of Denton, TX
	Goals Supported	Affordable Housing
	Needs Addressed	Home Repair
	Funding	CDBG: \$468,647.26

	Description	Program addresses urgently needed repairs of homes (repairs costing less than \$24,500). This program can stabilize a home within the city limits of Denton until a rehabilitation can be done. Program will be managed by the Community Services Department. CDBG funds includes \$138,578.26 in 2022 reallocated funds.
	Target Date	10/01/2025
	Estimate the number and type of families that will benefit from the proposed activities	48 low and moderate-income households
	Location Description	This is a city-wide program. Applications are taken at the Community Development Division at 401 N. Elm St., Denton Texas 76201
	Planned Activities	Funds will be used for rehabilitation costs for minor repairs.
9	Project Name	2025 PARD Summer Kids Camp
	Target Area	City of Denton, TX
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$43,922
	Description	City of Denton Summer Kids Camp will provide full or partial scholarships for a summer day camp program to income-eligible kids in need of quality care, mentoring, development of life skills, leadership, respect for others and respect for self. Program will be carried out by the Parks and Recreation Department.
	Target Date	10/01/2025
	Estimate the number and type of families that will benefit from the proposed activities	57 low and moderate-income persons low and moderate-income households
	Location Description	Civic Center, Denia Recreation Center, McMath Middle School, and MLK Recreation Center
	Planned Activities	Funds will cover the cost of camp scholarships.

10	Project Name	2025 SPAN, Inc.
	Target Area	City of Denton, TX
	Goals Supported	Public Services
	Needs Addressed	Food Security
	Funding	CDBG: \$17,556
	Description	Special Programs for Aging Needs (SPAN), Inc. to provide senior nutrition program providing nutritional home delivered and congregate meals for senior adults in Denton.
	Target Date	10/01/2025
	Estimate the number and type of families that will benefit from the proposed activities	402 persons low and moderate-income persons.
	Location Description	1800 Malone St. Denton, TX 76201
	Planned Activities	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) household 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

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

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	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

Unit Type	Data Range	Sales Volume	Median Value	95% Median
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 ATTACHMENT 2 as a part of 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 the Social Determinants of Health – economic stability, neighborhood, education, food security, community, safety and social healthcare system to promote all areas of Denton.
- **Increase supply of affordable housing units**
 - Continue to provide a Housing Tax Credit Application in support of the rental housing for low-income households.
 - Continuation of high performing housing programs designed to ensure that affordable, accessible housing is created and preserved in Denton.
 - Seek opportunities to collaborate with housing services program 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 inclinges 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 opportunity for targeted neighborhoods.
 - Coordinate with the Denton County Transportation Authority (DCTA) to improve access to transit resources.
 - Implement activities in support of the Denton Affordable Housing Strategic Toolkit’s
- **Increase access to information and resources on fair and affordable housing**
 - Support training opportunities on the City’s programs and Fair Housing for local real estate professionals, property owners, and managers.
 - Attend fair housing training when available to keep staff apprised of any recent changes to fair housing laws
 - Implement the City of Denton’s non-discrimination ordinance.
- **Increase supports and services for residents with housing assistance:**
 - Provide public service funding that contributes to the Social Determinants of Health.
 - Improve the housing crisis response system programs to 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

*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:

14.239

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 7th 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).

**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.

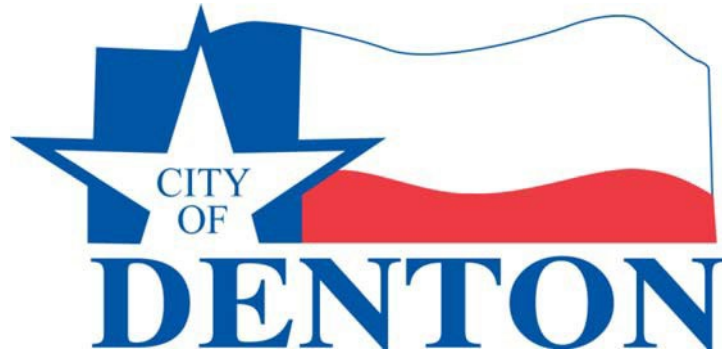
8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in 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 7th 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).



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:

www.cityofdenton.com/communitydevelopment

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
disponible.**

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,
or **phone:** (940)-349-7726.

DRC MEDIA COMPANY

NEWS & ADVERTISING SOLUTIONS

One company delivers it all.

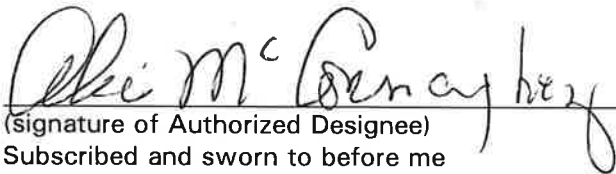
3555 Duchess Drive
P.O. Box 369
Denton, TX 76202
940-387-3811

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)

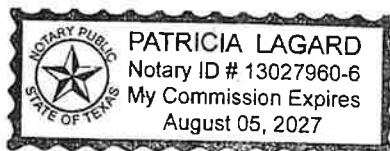
Subscribed and sworn to before me
this 18th day of May, 2025 by


(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

NEWS & ADVERTISING SOLUTIONS
One company delivers it all.

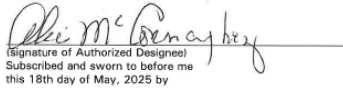
3555 Duchess Drive
P.O. Box 368
Denton, TX 76202
940-387-3811

Publication(s): Denton Record-Chronicle

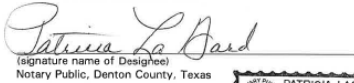
PROOF OF PUBLICATION

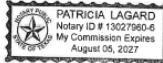
Being duly sworn (s)he is the Publisher/authorized designee of Denton Record-Chronicle, in City of Denton/surrounding areas in Denton County; Newspaper of general circulation which has been continuously and regularly published for a period of not less than one year preceding the date of the attached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



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:

www.cityofdenton.com/communitydevelopment

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

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.

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.

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,
or **phone:** (940)-349-7726.

ADA/EOA/ADEA | TDD (800) 735-2889 | Pub. 05/2025
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.

*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 disponible.



**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 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 disponible.

City of Denton | ADA/EQA/ADEA | TDD (800) 735-2989 | 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... can be submitted via mail (401 North Elm Street, Denton, TX 76201), email (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....

1 day ago · Subscribers of City of Denton in General

THANK

REPLY

Linking Policy

[Home](#) » [News Flash](#)

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
- **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.

Contact: Dustin Sternbeck, (940) 349-8251, 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 for more news and to stay updated.



Module Search

Word or Phrase

All categories

Tools

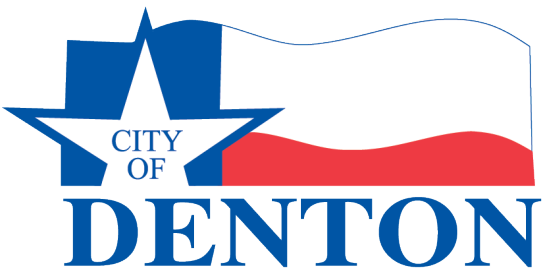
- RSS
- Notify Me!
- View Archived

Categories

- All Categories
- Home
- Press Releases
- 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

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 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

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. The City plans to undertake the following activities during the 2025-26 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

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

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

City of Denton | 215 E. McKinney St. | Denton, TX 76201 US

[Unsubscribe](#) | [Update Profile](#) | [Constant Contact Data Notice](#)



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.

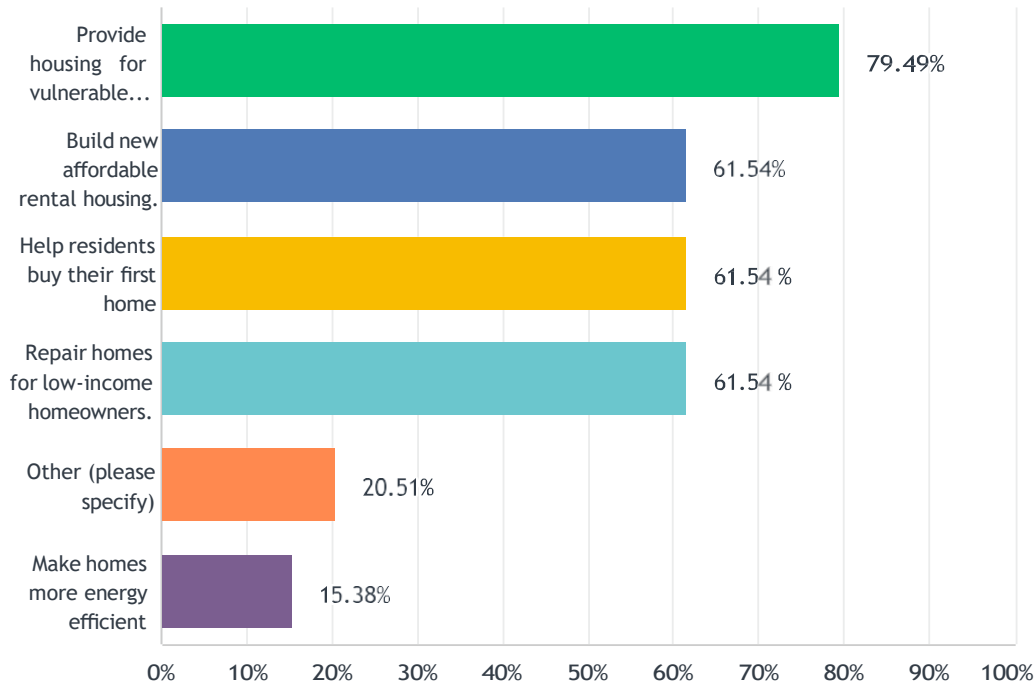
4. Online Survey Results and Comments:

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

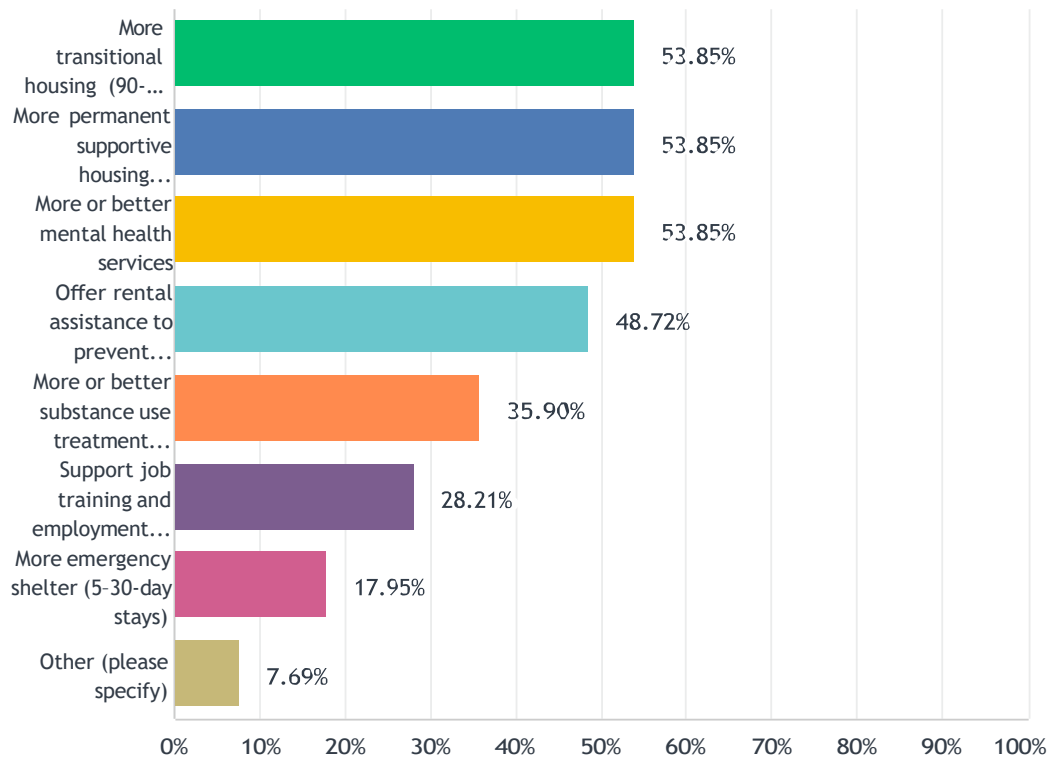


ANSWER RANKINGS	RESPONSES	
1. Provide housing for vulnerable populations (seniors, people with disabilities, large families, etc.)	79.49%	31
2. Build new affordable rental housing	61.54%	24
3. Help residents buy their first home	61.54%	24
3. Repair homes for low-income homeowners	61.54%	24
Other (please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

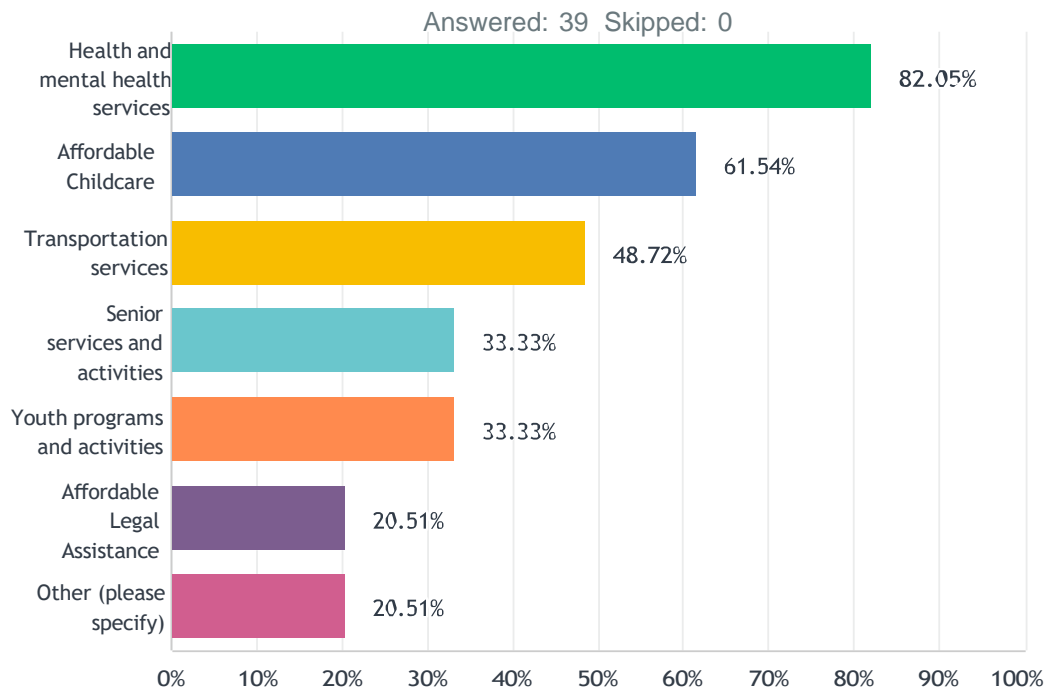
Answered: 39 Skipped: 0



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

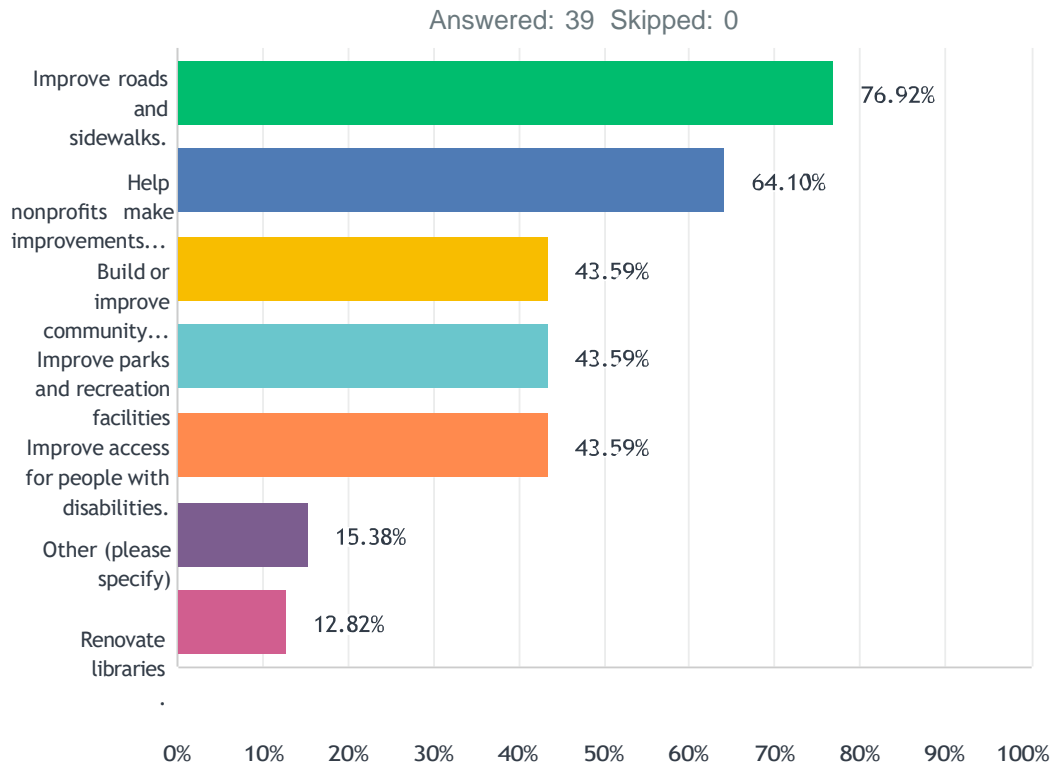
Q3, Public Services (also known as social services or human services):
Please choose the top three services that would most help your community in Denton.



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.

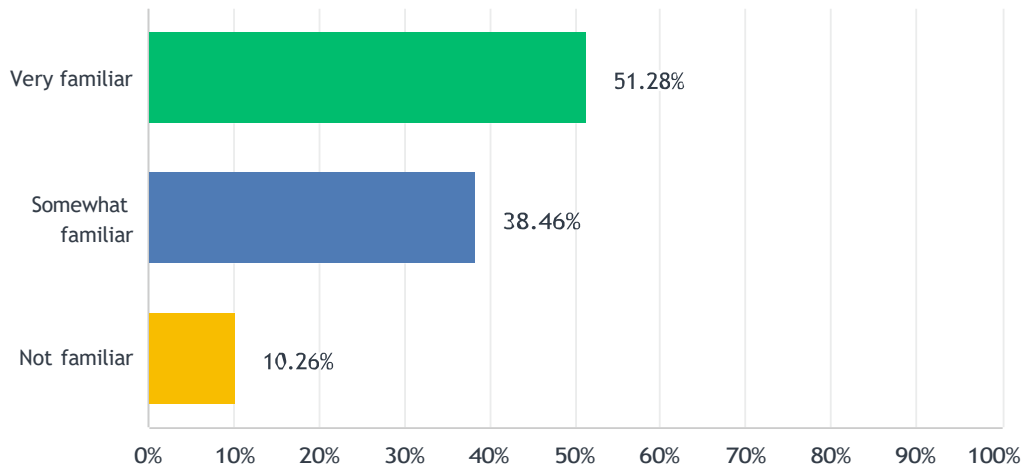


ANSWER CHOICES	RESPONSES	
Improve roads and sidewalks	76.92%	30
Help nonprofits make improvements to their facilities	64.10%	25
Build or improve community centers	43.59%	17
Improve parks and recreation facilities	43.59%	17
Improve access for people with disabilities	43.59%	17
Other (please specify)	15.38%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

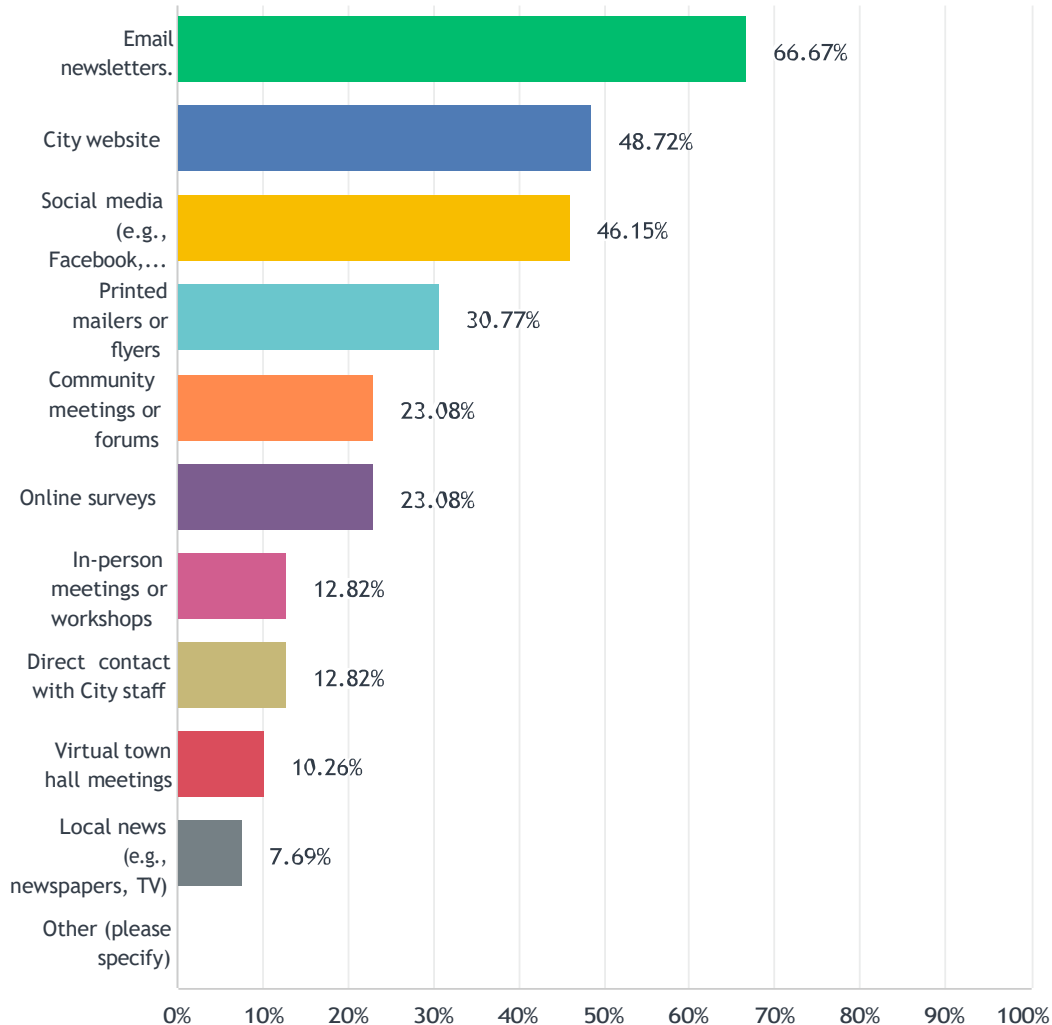
Answered: 39 Skipped: 0



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
-----------------------------------	-------	---

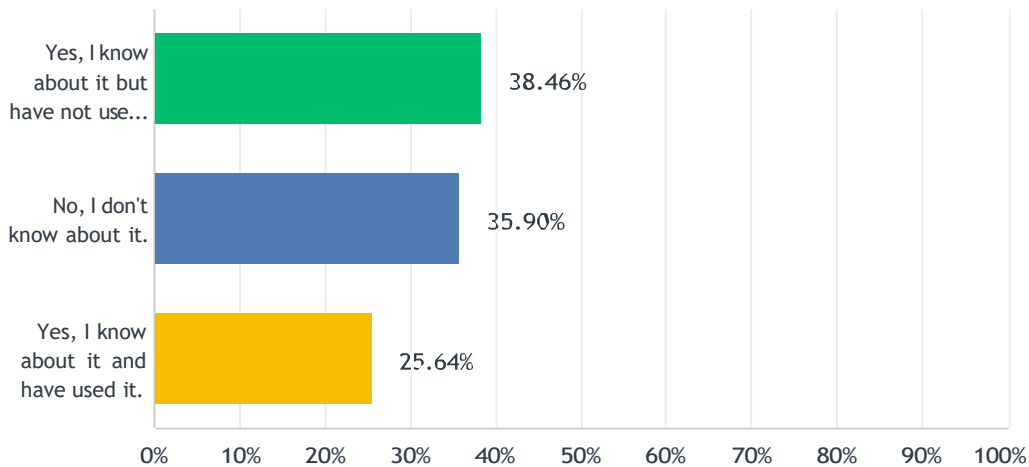
Q7, Do you have any suggestions on how the City of Denton could better engage with residents on community development activities?

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?

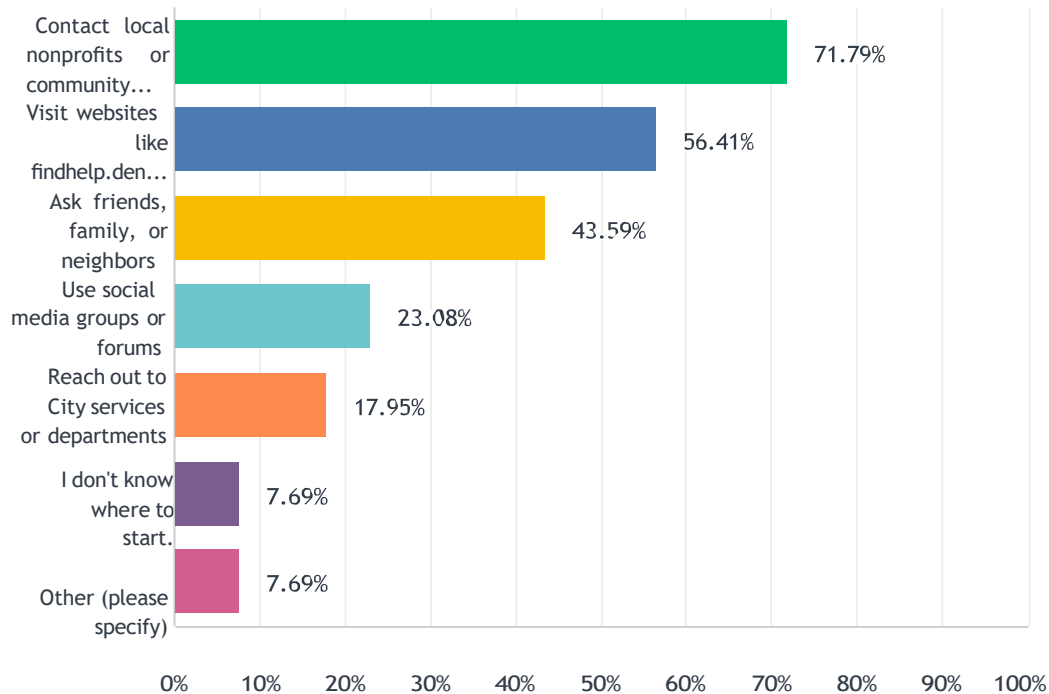
Answered: 39 Skipped: 0



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

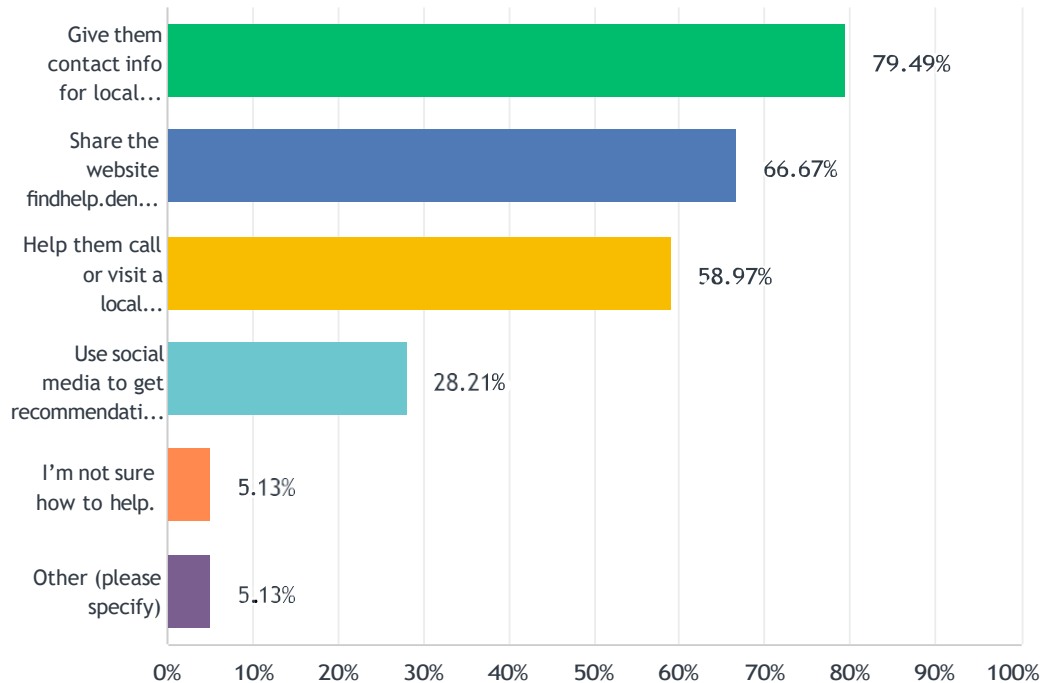


ANSWER CHOICES	RESPONSES	
Contact local nonprofits or community groups	71.79%	28
Visit websites like findhelp.dentoncounty.gov or 211.org	56.41%	22
Ask friends, family, or neighbors	43.59%	17
Use social media groups or forums	23.08%	9
Reach out to City services or departments	17.95%	7
I don't know where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

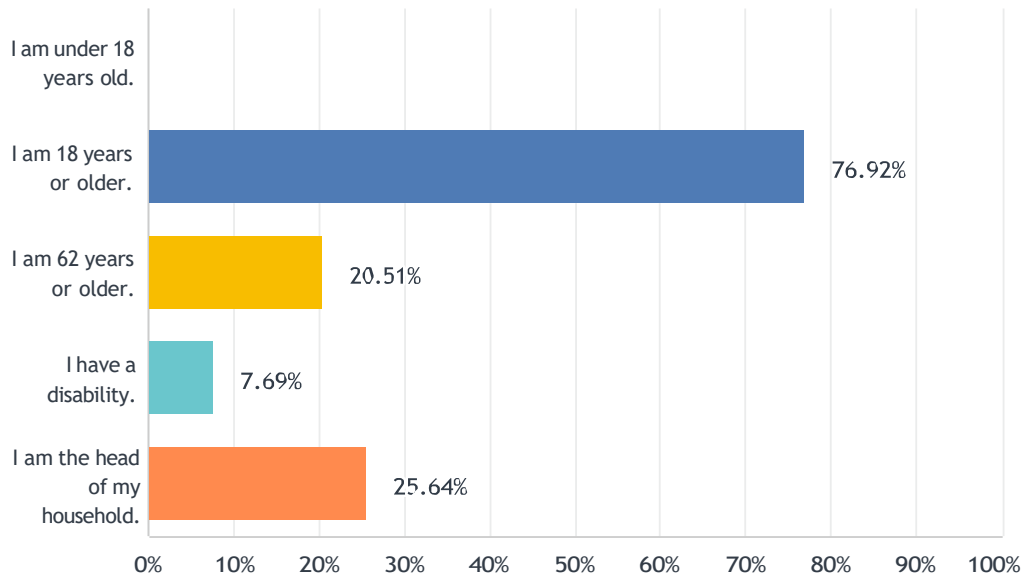
#	RESPONSES	DATE
1	Give the community more information	11/29/2024 5:36 PM
2	Have a presence at local community markets/events on the Square	11/28/2024 8:50 AM
3	advertising in more places they will be seen- grocery stores, convenience stores, etc.	11/19/2024 2:53 PM
4	More advertising. I like the sign 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)

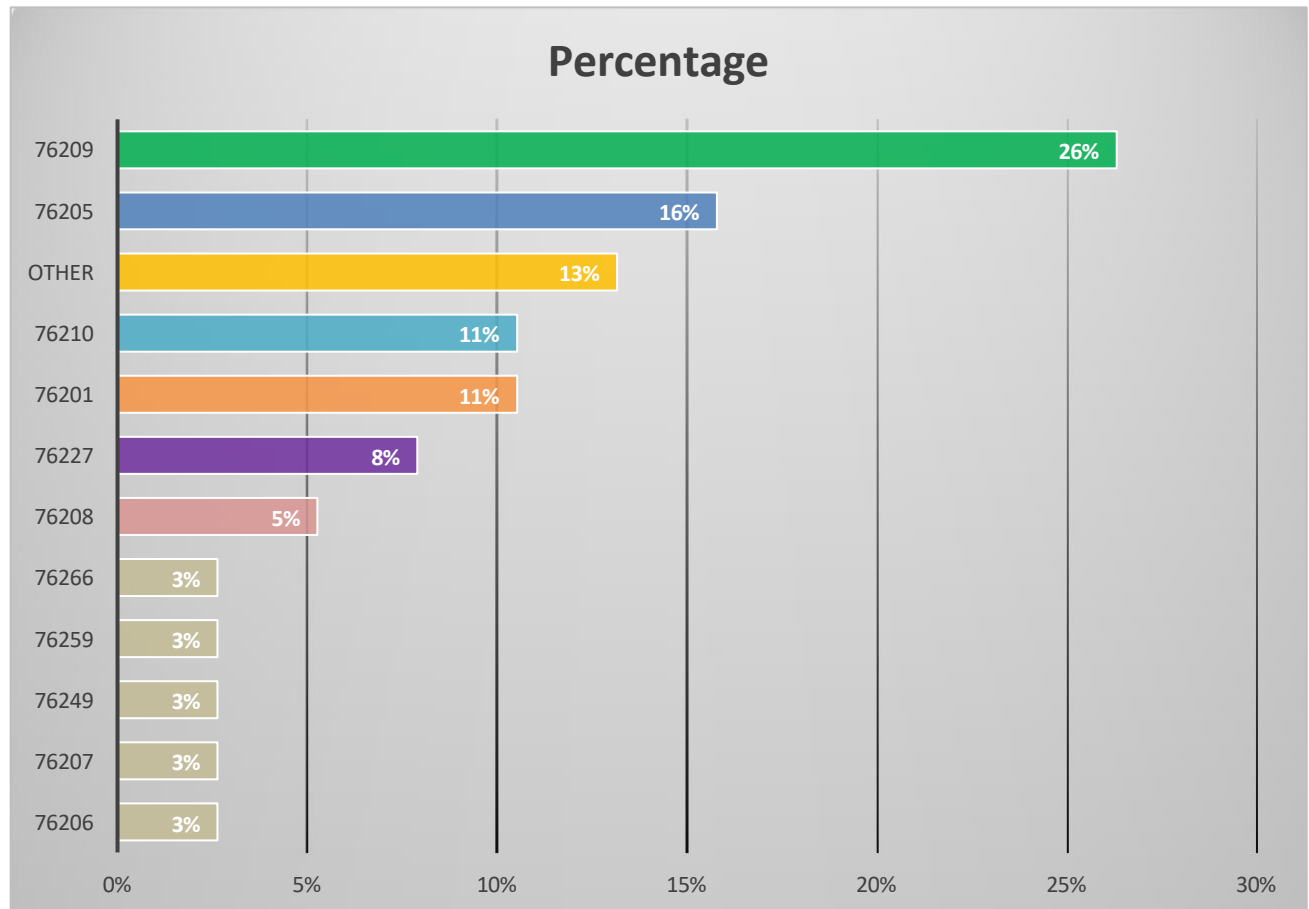
Answered: 39 Skipped: 0



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





City of Denton

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

Legislation Text

File #: CSAC25-023, **Version:** 1

Receive a report and hold a discussion regarding implementation of the Southeast Denton Area Plan.



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

CM/ DCM/ ACM: Christine Taylor, Assistant City Manager

DATE: July 11, 2025

SUBJECT

Receive a report and hold a discussion regarding implementation of the Southeast Denton Area Plan.

DISCUSSION

On July 23, 2024, City Council adopted an ordinance approving the Southeast Denton Area Plan (SEDAP). The plan's core area includes 600 acres generally bounded by McKinney Street to the north, Bell Avenue and Dallas Drive to the west, Teasley Lane and Shady Oaks Drive to the south, and Woodrow Lane to the east. The purpose of this discussion is to provide background information regarding the preparation and implementation of SEDAP with a particular focus on the topics most relevant to the Community Services Advisory Committee.

What is an Area Plan?

Generally, area plans provide an opportunity for community members and stakeholders to create a shared vision, influence city land use and development decisions, prioritize capital investments, and establish programs which benefit the community. These types of plans provide the ability to address specific planning challenges and enhance potential opportunities at a neighborhood or community scale. They are also intended to be functional documents which provide both community goals and detailed implementation actions.

Southeast Denton was identified as a priority area by City Council to create an area plan and implementation steps to accomplish the following:

- Acknowledge generational trauma that resulted from the forced displacement of Quakertown residents by the City and subsequent City actions
- Address residents' concerns about future displacement due to new developments in the area
- Identify those areas that are important to the residents and stakeholders for preserving the cultural character of the Southeast Denton neighborhoods
- Identify areas where change can occur for the advancement of the neighborhood and overall community
- Suggest ideas for future improvements – transportation, housing, connectivity, parks and open space, and overall quality of life in the community
- Make recommendations for capital improvement projects and policy changes for future improvements

The Southeast Denton Area Plan project kicked off in March 2023 and included a study of the existing conditions as well as over 40 public engagement opportunities, including Steering Committee meetings, listening sessions, community visioning, intercept surveys, pop-ups at area events, and attendance at neighborhood meetings.

The results of the existing conditions study included the following population and housing characteristics:

Population Characteristics

Southeast Denton is a young, diverse community. According to 2021 ACS data, Southeast Denton is fairly evenly split between Hispanic (28%), Black (30%), and White (36%), and 64% of the population is under 40 years of age, with 36% under 25. The distribution of the different race and ethnic groups is somewhat uniform, with no one area dominated by a single group.

Median household income is slightly lower than the City as a whole, with Southeast Denton households earning \$59,328 per year as compared to City of Denton household earnings of \$65,168 per year. Finally, while the population of the City and County have grown over the last 11 years (City of Denton: up 23%, Denton County: up 293%), the population of Southeast Denton has decreased 4% within that same period of time.

Housing Characteristics

Housing in Southeast Denton is largely dominated by single-family residential dwellings on individually platted lots (79% of the residential properties). The average value of Southeast Denton homes, according to the American Community Survey, is \$207,600. The community includes many historic structures and architectural styles that vary from home to home and street to street reflecting design trends of various decades. The area was developed over many decades with construction on individual lots (as opposed to volume-builder neighborhoods often seen today).

The results and themes from the community engagement efforts, combined with the existing conditions analysis, created a foundation for the Southeast Denton Area Plan. Ultimately, the plan includes the following elements:

Vision Statement:

The Vision Statement expresses the community's collective values and a description of what the community wants to become in the future. It reflects the community's beliefs and culture with a positive, forward-looking, and aspirational message for the future generation.

“Our vision for Southeast Denton is a harmonious future that ensures a diverse, resilient and inclusive community for generations to come. We will be a vibrant community that the City cultivates trust with, cherishes and preserves our rich Black history and culture, discourages gentrification, ensures shared prosperity, and elevates the overall quality of life through strategic investments.”

Community Goals

The six overarching goals in the plan were developed by listening to the Southeast Denton community and incorporating their solutions, aspirations, and ideas. The plan seeks to strengthen the Southeast Denton area for existing and future residents as well as other community stakeholders who are interested in joining this cohesive, connected community.

1. Building Trust within the community & with the City as a whole
2. Honoring the Culture & Heritage of Southeast Denton
3. Investing in Economic Prosperity
4. Strengthening Neighborhoods & Housing Affordability
5. Elevating the quality of public infrastructure
6. Creating a safe and connected, multimodal travel system

Strategies

The plan includes twenty strategies which will help the City and community achieve the goals and vision for Southeast Denton. The following explains the strategies most relevant to Community Services and the Community Services Advisory Committee. For a full listing of all the SEDAP strategies, refer to Exhibit 3.

- **Strategy 1.1: Develop and Implement an Anti-displacement Action Plan Specific to Southeast Denton Study Area.** Anti-displacement plans are used in neighborhoods experiencing rising rents and home prices. The purpose of this plan is to protect existing residents and give them more time and ability to choose whether they want to move and under what circumstances. When residents prefer to stay in their existing homes, these policies can offer financial and technical assistance to allow them to stay and benefit from improved access to high-quality amenities and infrastructure. In the instances where residents decide to move, policies can support their transition into new homes – either in the existing neighborhood or in a neighborhood of their choice. (For example, The University of Texas at Austin has developed an anti-displacement toolkit named the Uprooted Project.)
- **Strategy 1.2: Create and Implement a City Communication Strategy Specific to Southeast Denton Study Area.** A communication strategy is a plan that outlines how the City will communicate with Southeast Denton residents. It includes a set of goals and objectives, key messages, communication channels, tactics, and metrics to measure the success of the communication efforts. Good communication is vital for building trust, encouraging citizen compliance, and creating a sense of community in everyday interactions. Effective communication can help city staff and officials bridge the gap between the City Hall and the Southeast Denton residents to build understanding and support that will ultimately improve the lives of residents.
- **Strategy 3.1: Develop and Implement People Based Economic Development Specific to Southeast Denton Study Area.** People-based economic development strategies focus on supporting the people in a community so that they can thrive. They strengthen small businesses, provide needed social services, and concentrate on building capacity. These strategies acknowledge the realities of community members' lives, including a need for flexible daycare opportunities, workforce education, mentoring opportunities, support for young people, and crime reduction and safety.
- **Strategy 3.2: Develop and Implement Place-Based Economic Development Specific to Southeast Denton Study Area.** Place-based economic development strategies focus on supporting the built environment of an area by enhancing buildings, infrastructure, and other physical improvements. These strategies provide suitable spaces for small businesses to incubate, offer gathering spaces for people to exchange ideas, and activate new clusters of economic activity. They acknowledge the realities of community members' lives, including a need for revitalized buildings, improved aesthetics, and mixed uses where people can work, live, play, and share ideas. This strategy can also kickstart and advance larger investments or broader organizational/community goals.
- **Strategy 3.3: Establish a Neighborhood Empowerment Zone to spur community investment, reduce taxes for homeowners, and increase affordable housing opportunities.** Texas law allows cities to create Neighborhood Empowerment Zones (NEZ) to incentivize the creation or renovation of housing affordable to households in the zone and to improve the quality of life for residents in the zone. An NEZ can spur community investment, reduce taxes for homeowners and commercial property owners, and increase affordable housing opportunities. Within an NEZ, the City can encourage actions such as renovation and new construction of affordable housing, investing in a new business, or improving commercial space in exchange for development fee reimbursements, property tax abatements, and sales tax refunds. The City can add additional requirements to the program, such as requiring that new construction happen only on vacant land, requiring a minimum amount of private investment, or requiring that a business have a minimum number of new employees from the neighborhood.
- **Strategy 4.1: Establish overlay districts to protect existing neighborhood character.** Creating overlay districts can help long-term residents strengthen their neighborhoods, stabilize property values, and build safe communities for their families by allowing missing middle housing, but maintaining existing architectural detailing, landscaping, height, and setback requirements. Residents have conveyed that they welcome new development in Southeast Denton if it respects the scale and feel of the existing neighborhood. Developments such as appropriately-sized duplexes, triplexes, small apartment buildings, and pocket neighborhoods clustered around a central courtyard

or greenspace and walkable-scale retail, restaurants, and small businesses that could nestle gently into the existing neighborhood fabric. This strategy could protect established neighborhoods while allowing for investment and redevelopment. Additionally, maintaining the existing small-scale zoning may slow the rate of land value growth within the established neighborhoods, which would help existing homeowners stay in their homes.

- **Strategy 4.3: Establish Southeast Denton as a Neighborhood Revitalization Strategy Area.** The Department of Housing and Urban Development (HUD) allows cities to designate Neighborhood Revitalization Strategy Areas (NRSAs) through Community Development Block Grant (CDBG) funding. NRSAs have two key benefits:
 - They are designed to support cities and non-profit organizations in their efforts to collaborate closely with designated communities to create transformative revitalization, and
 - They offer significant additional flexibility in federal funding rules.

This additional HUD funding can benefit Southeast Denton in neighborhood initiatives and activities such as residential tree planting programs, do it yourself (DIY) home repair classes, volunteer-run home improvement and maintenance programs, home improvement mentoring programs, and women-centric home repair classes that provide a comfortable space for women to teach each other handy skills.

- **Strategy 4.4: Increase Access to Capital in Southeast Denton Study Area by Creating a Consortium of Banks for Mortgage Lending.** Creating a group of banks, lending professionals, and community members can facilitate more open communication, foster collaboration, and discover new opportunities for community members and Denton's financial institutions.

Implementation

To assist with plan implementation, the Southeast Denton Area Plan breaks the strategies down into 53 actions to be accomplished over the next 10 to 20 years. These actions have been organized into a matrix which allows City staff, partner agencies, and the community to prioritize and monitor the activities which must be accomplished to achieve the goals of the plan. The matrix includes a time frame for each step to establish structure for the action priorities:

- Short-term actions are high-priority quick-wins intended to be accomplished in the next one to two years.
- Mid-term actions will take longer to accomplish and should be completed in three to five years.
- Long-term actions are intended to be completed in six to ten years.

Since adoption of the plan, staff has started work on the following actions related to housing, economic prosperity, and land use:

Action 3.1.2	Provide financial assistance to reduce membership costs for Stoke or similar coworking space that provides amenities and a supportive, resourceful community for startups, entrepreneurs, remote workers, freelancers, small businesses, and tech enabled companies and provides programming and events to foster growth and collaboration and market this and other opportunities such as maker spaces, pop-up markets, and events available to entrepreneurs and small businesses to Southeast Denton residents.
-------------------------	--

Action 3.3.1	Create a NEZ program statement, including the purpose of the program, the benefits of the zone, participation requirements, and compliance criteria.
Action 4.1.1	Create a residential overlay district and height limitation overlay district as shown in Figure 32 to maintain the scale and character of the neighborhoods while fostering community investment to create livable and inclusive neighborhoods for all who want to call Southeast Denton home. Overlay standards may include, but are not limited to, limiting height to two stories, allowing infill on small lots, requiring enhanced front elevations such as larger windows and covered porches.
Action 4.1.3	Create a live-work overlay district as shown in Figure 32 that focuses on allowing small mom and pop retail such as bookstore, toy shop, coffee shop, music store, barber shop, hair salon/spa, small incubator space, resale clothing etc. in a portion of a single family home with a portion being used as a residence simultaneously. Require design standards from the residential overlay in Action 4.1.1 to be applied in this live-work overlay also.
Action 5.3.3	Offer small community grants to community leaders and organizers to host block parties and markets within the Southeast Denton community. These events could be around a season (i.e. Spring Fest or Fall Carnival) or they can be held around specific holidays and celebrations (i.e. MLK Day Festival, Cinco de Mayo, Hispanic Heritage Month, Earth Day Festival, Black History Month Kick Off, etc.)

To enhance accountability and transparency in public service, staff is finalizing a SEDAP dashboard using Envisio, the city's performance management software. This dashboard will track the plan's progress and allow for robust reporting. Envisio's features enable the city to create powerful analytical tools that link SEDAP actions to other Council priorities, city strategic plan initiatives, and related efforts. The public can view the dashboard here: [Strategic Plan Dashboard](#).

EXHIBITS

1. Agenda Information Sheet
2. Presentation
3. Southeast Denton Area Plan

Respectfully submitted:
Tina Figgins, AICP
Deputy Director of Development Services/
Planning Director

Prepared by:
Julie Wyatt, AICP
Principal Planner

SOUTHEAST

Denton

AREA PLAN



Creating the future. Keeping the character

7/11/2025 CSAC 25-023



What is an Area Plan?

Forward-looking. Current residents, business owners, and other community stakeholders determine **what their community should look and feel like in 10 to 20 years.**



Specific to a particular area. They seek to **improve the quality of life** for current and future residents, business owners, and visitors of the area. They also help to define a community's **vision**, **manage growth and desired land uses**, promote **economic investment**, address **housing** needs, identify **public investment opportunities.**

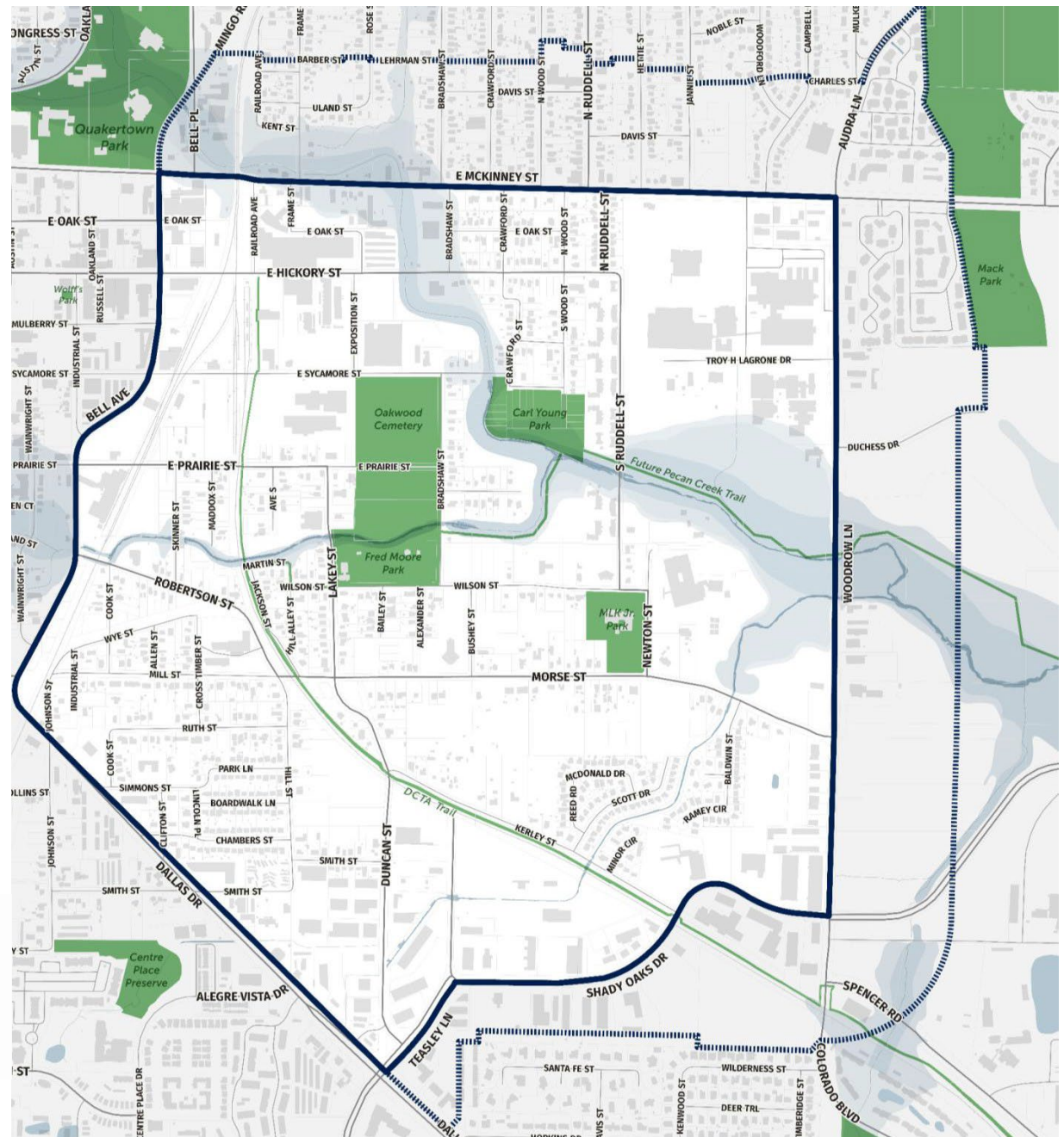
Flexible. There is not “one right way” to prepare a plan.

Policy document. It does not change any permitted land uses or development standards for any particular property. Instead, it is a **roadmap for the action steps needed to achieve a community's vision.** An area plan also gives guidance on zoning decisions and public investments.

SEDAP Boundaries

Southeast Denton Area Map

-  Proposed Southeast Denton Area Plan Boundary
-  Proposed Southeast Denton Area Plan Transition Area





Southeast Denton Area Plan

- **Purpose of the Plan**

- Acknowledge generational trauma from the forced displacement of Quakertown residents by the City and subsequent City actions
- Address residents' concerns about future displacement
- Identify those areas that are important for preserving the cultural character of Southeast Denton
- Identify areas where change can occur
- Suggest ideas for future improvements – transportation, housing, connectivity, parks and open space, and overall quality of life in the community
- Make recommendations for capital improvement projects and policy changes for future improvements

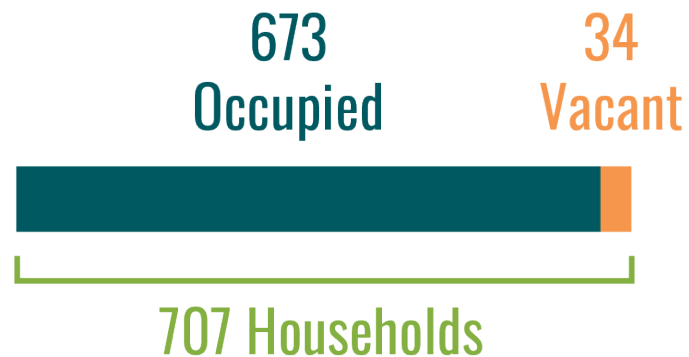
- **Approved by City Council on July 23, 2024**

SED Community Demographics

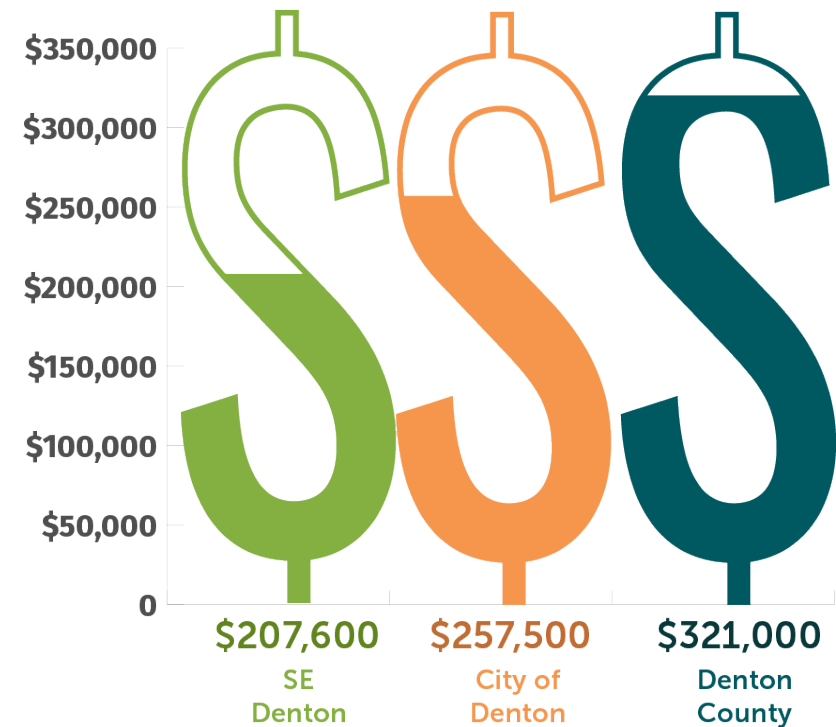
Median Household Income



Occupied vs Vacant Households



2021 Home Values



SED Community Demographics

Population

Denton County 885,012

City of Denton 139,704

SE Denton 3,251

The Generational Span

SE Denton

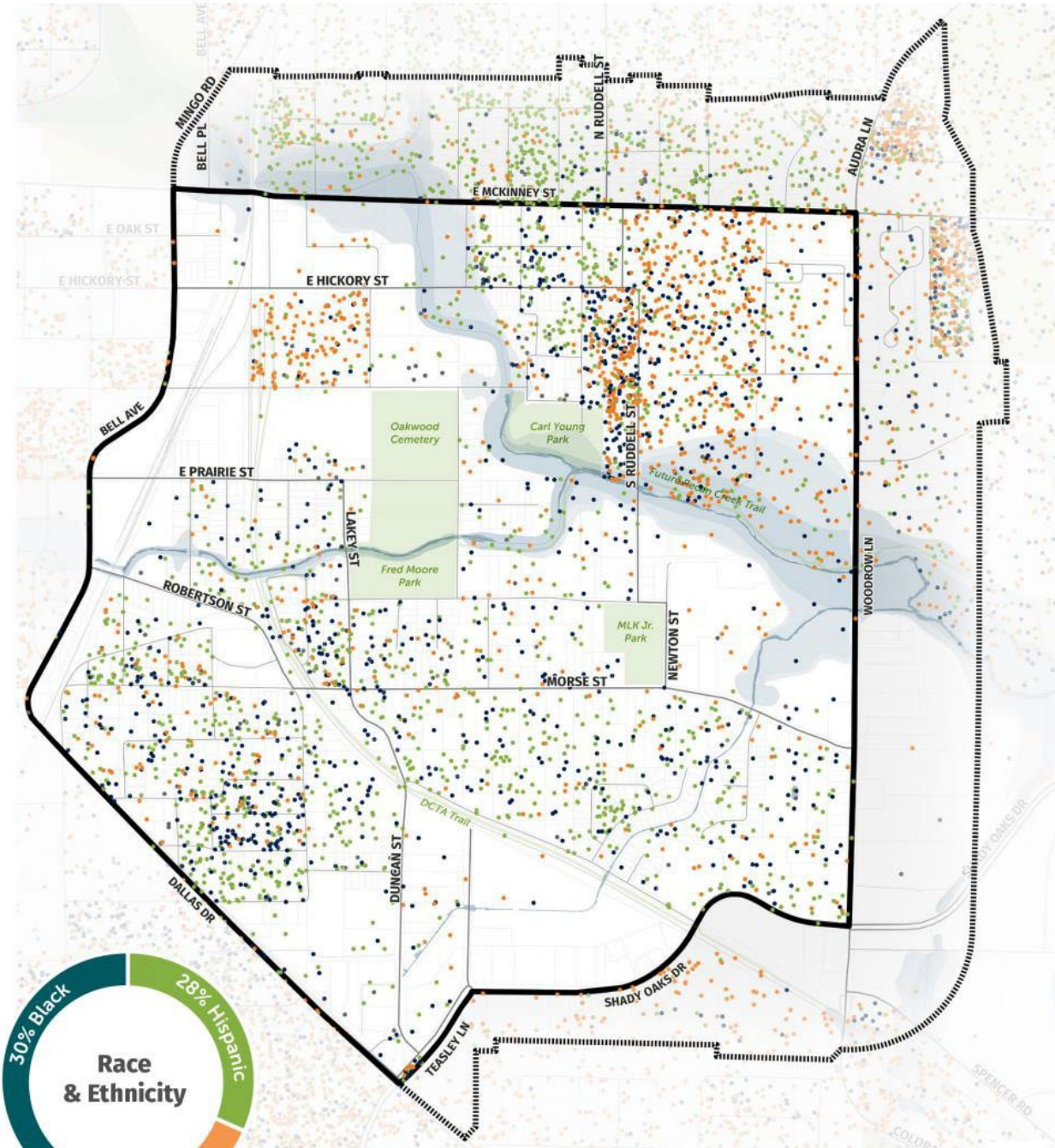
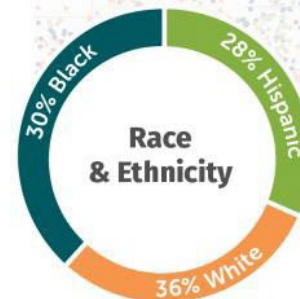
76+ YRS OLD (Greatest & Silent Gen) 4%

57-75 YRS OLD (Boomer Gen) 19%

40-56 YRS OLD (Gen X) 12%

26-39 YRS OLD (Gen Y) 28%

6-25 YRS OLD (Gen Z) 32%



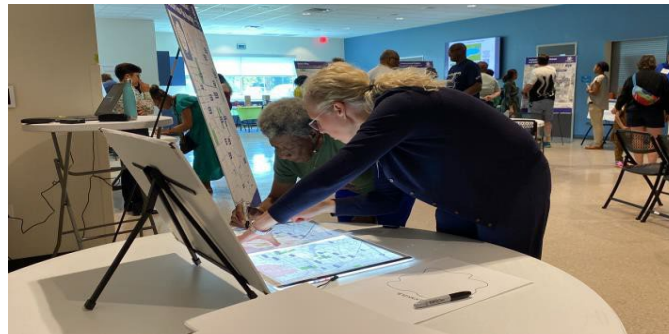
SED Community Demographics

Inflow & Outflow of Job Counts



Extensive Community Engagement

40 community engagement activities over 14 months.



Vision for Southeast Denton

“Our vision for Southeast Denton is a harmonious future that ensures a diverse, resilient and inclusive community for generations to come. We will be a vibrant community that the City cultivates trust with, cherishes and preserves our rich Black history and culture, discourages gentrification, ensures shared prosperity, and elevates the overall quality of life through strategic investments.”





SEDAP Goals

- 1 Build Trust
- 2 Honor the Culture and Heritage
- 3 Invest in Economic Prosperity
- 4 Strengthen Neighborhoods & Affordability
- 5 Elevate Public Infrastructure
- 6 Create Safe and Connected Mobility System



1

Build Trust

Anti-Displacement Action Plan

Action List


- | | |
|-----|---|
| 1. | Budget funds to help support the tenant-based eviction prevention program with legal representation |
| *2. | Pre-approved ADU's & remove ADU parking requirement |
| *3. | Increase home repair & modification loans/grants to SED homeowners |
| 4. | Collaborate with DCAD to ensure equitable appraisals & increase exemption rates |
| | |
| | |

Communication Strategy

1. Consistent communication strategy tailored to Southeast Denton
2. Materials should include visual descriptions, concise writeups, Spanish & English
3. Distribute communications through community ambassadors, validators
4. Always include public outreach, education, and coordination



SEDNA
LULAC
Local churches
Local businesses
Schools
Email lists



2

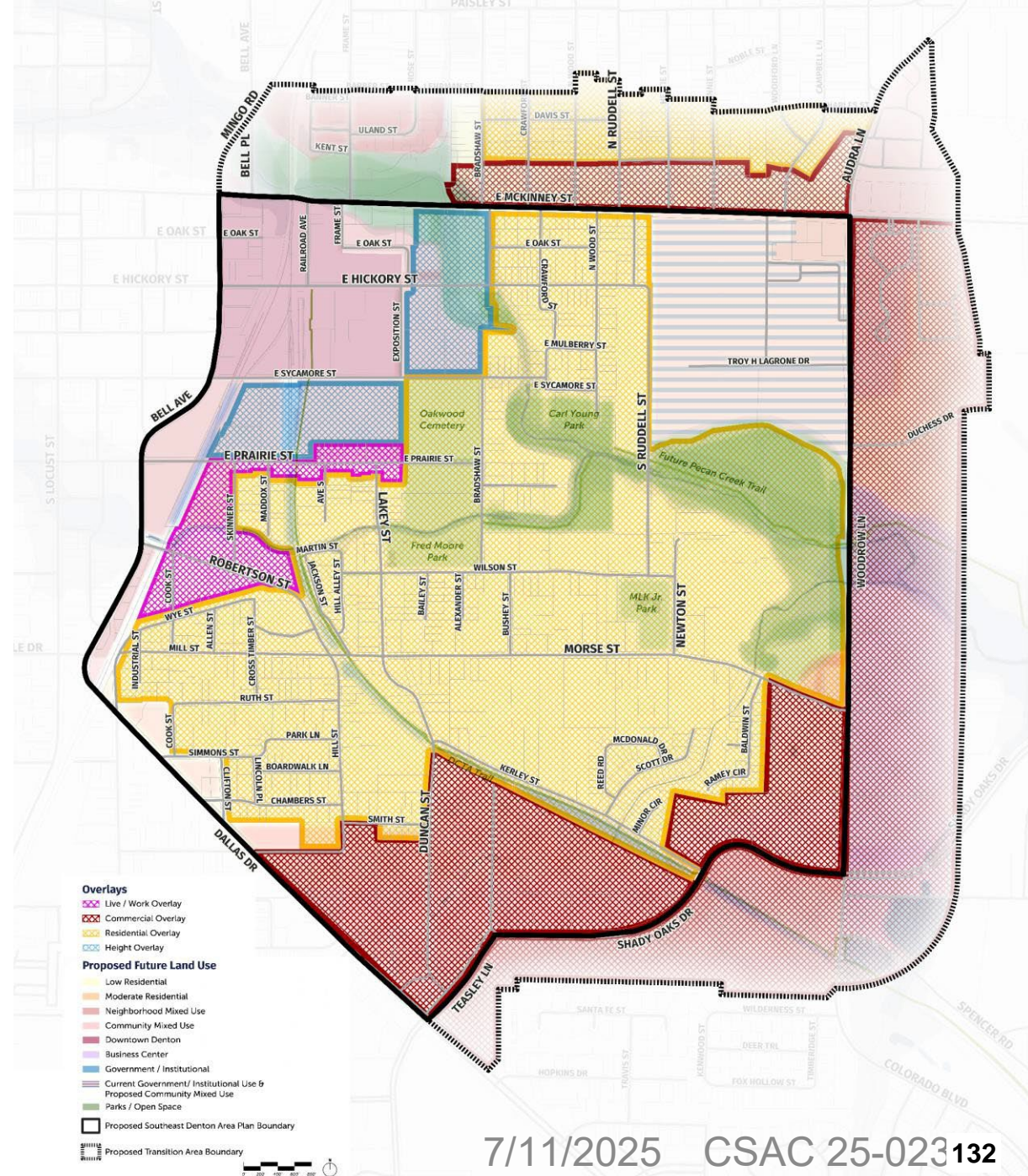
Strengthen Neighborhoods & Affordability

Zoning Overlay Districts

Height Overlay District to ensure future redevelopment is compatible *in scale* with the established neighborhoods.

Residential Overlay District to maintain the scale and character of the neighborhoods while fostering community investment to create livable and inclusive neighborhoods. The community has indicated support for requiring front porches/stoops, height limits, and enhanced front elevations.

Live/Work Overlay District establishes land use and site design standards to allow for neighborhood scaled commercial opportunities to occur in a manner that limits barriers for small business owners and minimizes adverse impacts on existing residences.



Neighborhood Revitalization Strategy Area

Neighborhood Revitalization Strategy Areas (NRSAs) are a tool used by local governments to target federal funding and community development efforts in distressed neighborhoods to:

- **Stimulate investment** in economically disadvantaged areas
- **Promote holistic revitalization** by addressing housing, economic development, infrastructure and social needs.
- **Empower local stakeholders** through planning and implementation that involves residents, businesses, and community organizations.
- **Align with HUD's Community Development Block Grant (CDBG) goals** while allowing for flexible use of funds.



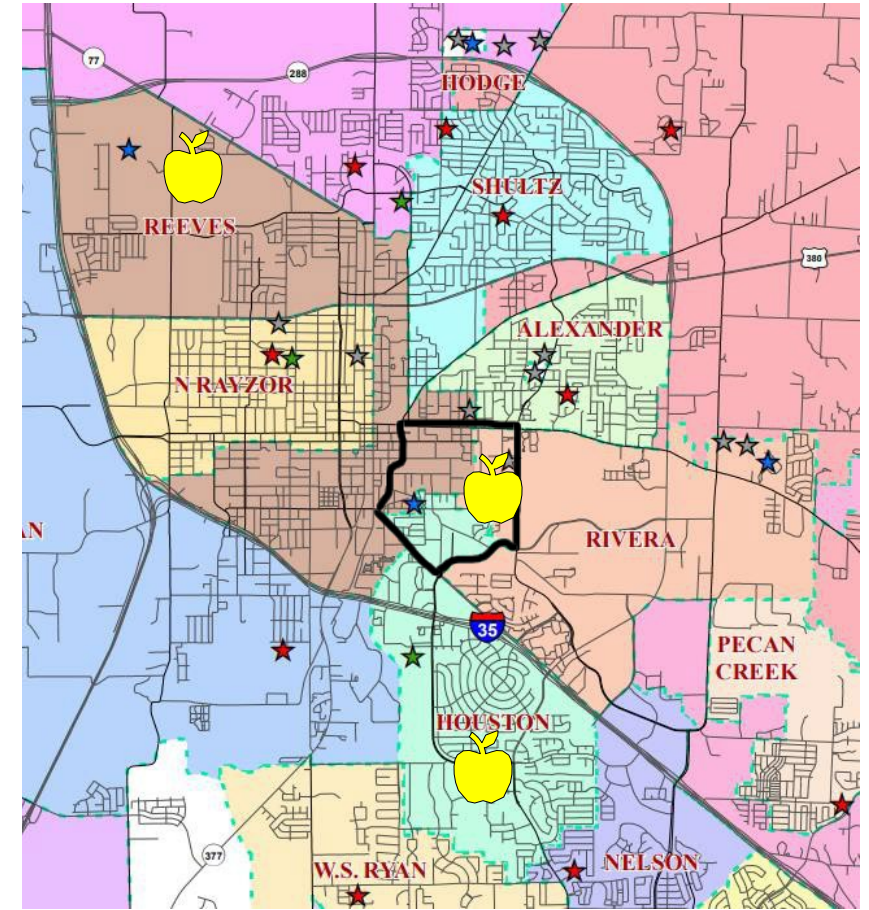
NRSAs allow for greater flexibility with CDBG funds and provide the below key benefits:

- 1. Economic Development:** Support small business, workforce development and job creation.
- 2. Housing Improvements:** Increase access to homeowner repair programs without income-eligibility certification.
- 3. Targeted Impact:** Facilitate concentrated investment for visible and measurable improvements in a specific area.

Increase access to capital & encourage neighborhood schools



Establish a community investment committee that is responsible for working with bankers and lenders to establish equitable lending practices for housing and small businesses



Southeast Denton contains an elementary school; however, community students are split among 3 elementary schools.

Work with DISD to adjust the attendance boundary for Rivera Elementary to include all of Southeast Denton.

3

Economic Prosperity

People Based/Place Based Economic Development

Strengthen & support community members and the built environment.

Acknowledge the realities of community members' lives, including need for flexible **daycare**, **education**, **mentoring**, support for **young people**, and crime reduction/**safety**.

Provide suitable **spaces** for small businesses to **incubate**, gathering spaces to **exchange ideas**, and activate **new clusters of economic activity**.



stoke

<p>BUYING A HOME</p>	<p>MANAGING MONEY</p>	<p>PREPARING FOR RETIREMENT</p>	<p>STARTING A BUSINESS</p>	<p>GROWING AN EXISTING BUSINESS</p>
<p>MINORITY-OWNED BUSINESS</p>	<p>WOMEN-OWNED BUSINESS</p>		<p>INTERIOR BUSINESS IMPROVEMENTS</p>	<p>EXTERIOR BUSINESS IMPROVEMENTS</p>
<p>BUSINESS MENTORING</p>	<p>STARTUP BUSINESS ASSISTANCE</p>	<p>SMALL BUSINESS LOANS</p>	<p>JOB CREATION & RETENTION</p>	<p>EMPLOYMENT TRAINING</p>

CITY OF DENTON

TAKING CARE OF BUSINESS

Small Business Bootcamp

LEARN SIMPLE STEPS TO STARTING A BUSINESS

EVENT HIGHLIGHTS:

- 2 Small Business Workshops
- 1 Small Business Networking Fair
- Completion Certificates

NOVEMBER 7 @ 6 PM
NOVEMBER 14 @ 6 PM
NOVEMBER 16 @ 9 AM

DENTON CIVIC CENTER
321 E MCKINNEY ST
DENTON, TX 76201

• OPEN TO DENTON RESIDENTS
• DON'T NEED TO OWN A BUSINESS!
• CHILDCARE PROVIDED

FOR QUESTIONS: 940-349-7776
ECONOMIC.DEVELOPMENT@CITYOFDENTON.COM

Neighborhood Empowerment Zone

Chapter 378 of the Texas Legal Government Code, effective May 1999, authorizes a municipality to create a **Neighborhood Empowerment Zone (NEZ)** for the purpose of:

1. Promoting the creation or rehabilitation of affordable housing; and
2. Promoting economic development; or
3. Improving the quality of social services, education, or public safety for the residents of the NEZ.

NEZ Benefits:

- **Encourages Economic Development:** NEZs offer tax abatements, fee waivers, and other incentives to attract private investment in underserved neighborhoods.
- **Promotes Affordable Housing:** Incentives are often tied to developing or preserving affordable housing options for low- to moderate-income residents.
- **Reduces Development Barriers:** Streamlines permitting processes and reduces costs for rehabilitation, construction, or business expansion.
- **Revitalizes Blighted Areas:** Targets revitalization efforts in areas with a history of disinvestment, aiming to improve property values and community aesthetics.
- **Supports Community-Led Growth:** Encourages resident involvement in planning and development to align projects with local needs and priorities.



SOUTHEAST DENTON AREA PLAN

Creating the Future. Keeping the Character.

For further information, contact

Julie Wyatt, AICP
Project Manager
julie.wyatt@cityofdenton.com
m

Mia Hines, AICP
Assistant Project Manager
mia.hines@cityofdenton.com



Southeast Denton Area Plan

FINAL REPORT

JULY 23, 2024





ACKNOWLEDGEMENTS

The honest, heartfelt, and constant input and participation of the residents and stakeholders of Southeast Denton have made this plan a reality.

CITY COUNCIL

- Mayor Gerard Hudspeth
- Vicki Byrd, District 1
- Brian Beck, District 2
- Paul Meltzer, Mayor Pro Tem, District 3
- Joe Holland, District 4
- Brandon Chase McGee, At-Large Place 5
- Jill Jester
- Chris Watts (Former Council member, At-Large Place 6)

STEERING COMMITTEE

- Alexandria Valdez, Resident Under the Age of 40
- Raymond Redmon, Property Owner
- Rev. Reginald Logan, Faith Leader
- Clifton Maxfield, Business Owner
- Jacob Moses, Housing Advocate
- Frances Punch, Parks, Recreation & Beautification Board Member
- Paul Juarez, LULAC
- Howard (Will) Clark, Resident
- Sherica Campbell, Resident

CITY STAFF

- Sara Hensley, City Manager
- Cassey Ogden, Assistant City Manager
- Scott McDonald, Development Services Director
- Tina Figgins, AICP Development Services Deputy Director, Planning Director
- Hayley Zagurski, AICP Assistant Planning Director
- Keisha Cyriaano, Assistant Planning Director
- Julie Wyatt, AICP Principal Planner
- Mia Hines, AICP Senior Planner
- Cameron Robertson, AICP Historic Preservation Officer
- Brittany Sotelo, Director of Economic Development
- Gary Packan, Director of Parks and Recreation
- Dani Shaw, Director of Community Services

PLANNING AND ZONING COMMISSION

- Jason Cole
- Margie Ellis, Chair
- Desiree J Padron
- Eric H. Pruett
- Kimberly Thaggard
- Jordan E. Villarreal
- Tim Smith (Former P&Z Member)
- Donald D McDade (Former P&Z Member)

HDR/MCADAMS TEAM

- Mitchell Silver, FAICP Project Advisor, McAdams
- Shai Roos, AICP Project Manager, HDR
- Pam Thompson, Senior Planner, HDR
- Earnest Lloyd, Senior Economist, HDR
- Isa Reeb, Senior Planner, HDR
- Matthew Siegle, Planner II, HDR
- Xochilyn Davis, Planner, McAdams
- Eliza Monroe, AICP, Project Planner, McAdams
- Allison Holbrooks, Graphic Designer, McAdams
- Mehak Saroha, Planner I, HDR
- Hannah Watson, Urban and Landscape Designer, HDR
- Shweta Nanekar, Project Manager, McAdams
- Tony Pham, Intern, HDR
- Ella Feng, Graphic Designer, HDR

"Southeast Denton shows the world what unity looks like!"

SOUTHEAST DENTON AREA PLAN



Table of Contents

INTRODUCTION	5
The Story of Southeast Denton.....	8
Previous Planning Efforts.....	9
EXISTING CONDITIONS.....	13
People.....	14
Economy	16
Place	18
COMMUNITY ENGAGEMENT	43
Listening to the Community.....	44
Vision for Southeast Denton.....	50
RECOMMENDATIONS	51
Desired Outcomes.....	52
Goals.....	52
IMPLEMENTATION STEPS	70

INTRODUCTION

The Southeast Denton Area Plan (SEDAP) aims to rebuild trust between the City and the community.



PURPOSE OF THE STUDY

The Southeast Denton Area Plan (SEDAP) aims to rebuild trust between the City and the community, incorporate resident and stakeholder ideas and aspirations, and provide recommendations for strategies and implementable action steps to address resident concerns, encourage investment in the community while minimizing displacement, and provide guidance for future land use decisions.

THE STUDY AREA

The community worked together to establish the SEDAP study area boundary.

The area includes an approximately 600-acre core, generally bounded by McKinney Street to the north, Bell Avenue and Dallas Drive to the west, Teasley Lane and Shady Oaks Drive to the south, and Woodrow Lane to the east (Figure 1). Because the community expressed concerns about the potential impacts of redevelopment beyond the core boundaries, planning for this area also includes a transition area north of McKinney Street, east of Woodrow Lane, and south of Shady Oaks Drive/Teasley Lane to provide land use guidance between SEDAP and the adjoining neighborhoods.

PLANNING PROCESS

The planning process began by listening.

By listening to the Southeast Denton community to incorporate their solutions, dreams, and ideas, this plan attempts to strengthen the Southeast Denton area for existing and future residents and stakeholders as well as those interested in joining this cohesive, connected community in the future.

Through the planning process, this plan:

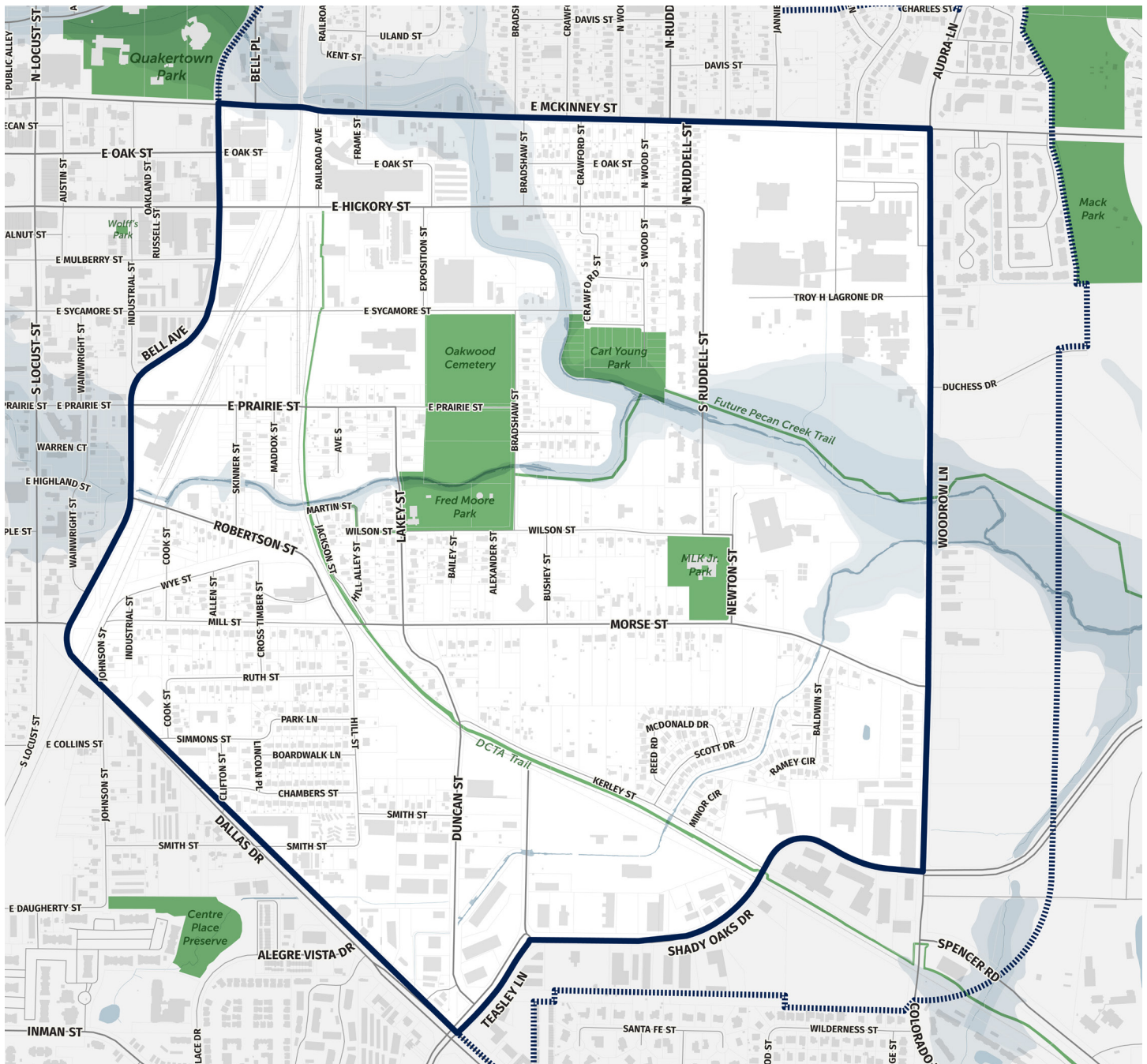
- Identified those areas that are important to residents and stakeholders for preserving the cultural character of the Southeast Denton neighborhoods.
- Addressed the development pressures being felt within and adjacent to the study area.
- Identified areas where change can occur for the advancement of the neighborhood and overall community.
- Suggested ideas for future improvements – transportation, housing, connectivity, parks & open space, and overall quality of life in the community.
- Recommended capital improvement projects and policy changes for future improvements.



Denton Main Street Association

FIGURE 1. PROPOSED STUDY AREA BOUNDARY

Source: HDR



Proposed Southeast Denton Area Plan Boundary



Proposed Transition Area Boundary

The story of Southeast Denton

In the late 1800s, Black families and freed slaves moved to the Denton area and established several flourishing Black communities, including a neighborhood called Quakertown, which was bounded by Oakland Avenue, Withers Street, Bell Avenue, and McKinney Street, northeast of the Denton County Courthouse and just south of the then-segregated College of Industrial Arts (now Texas Woman's University). Quakertown thrived as a prosperous, middle class Black neighborhood into the early 1900s. However, in the first decades of the twentieth century, College and City leaders decided Quakertown's proximity to the College was concerning and hampered the future success of the College. In the early 1920s, under the pretense that the town desperately needed a civic center park and the misconception that a thriving Black community constituted "blight," the City used federal funds to force the community's displacement. By 1923, nearly seventy homes, dozens of businesses, and a community center had either been torn down or forcibly relocated to the southeastern part of the city now known as Southeast Denton.

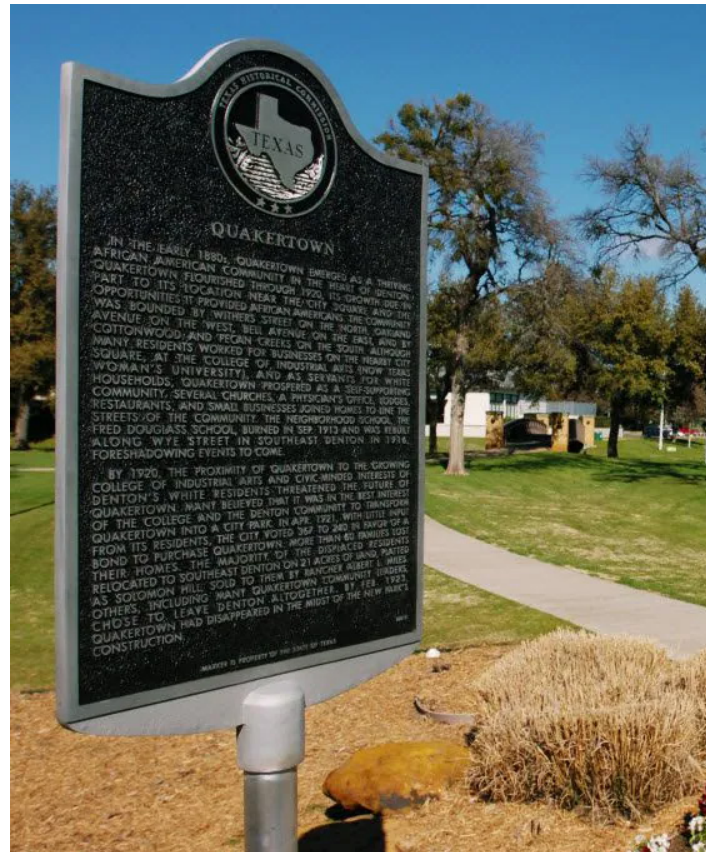
The neighborhood once known as Quakertown became Civic Park, eventually renamed to Quakertown Park, and today hosts City Hall and other City facilities.

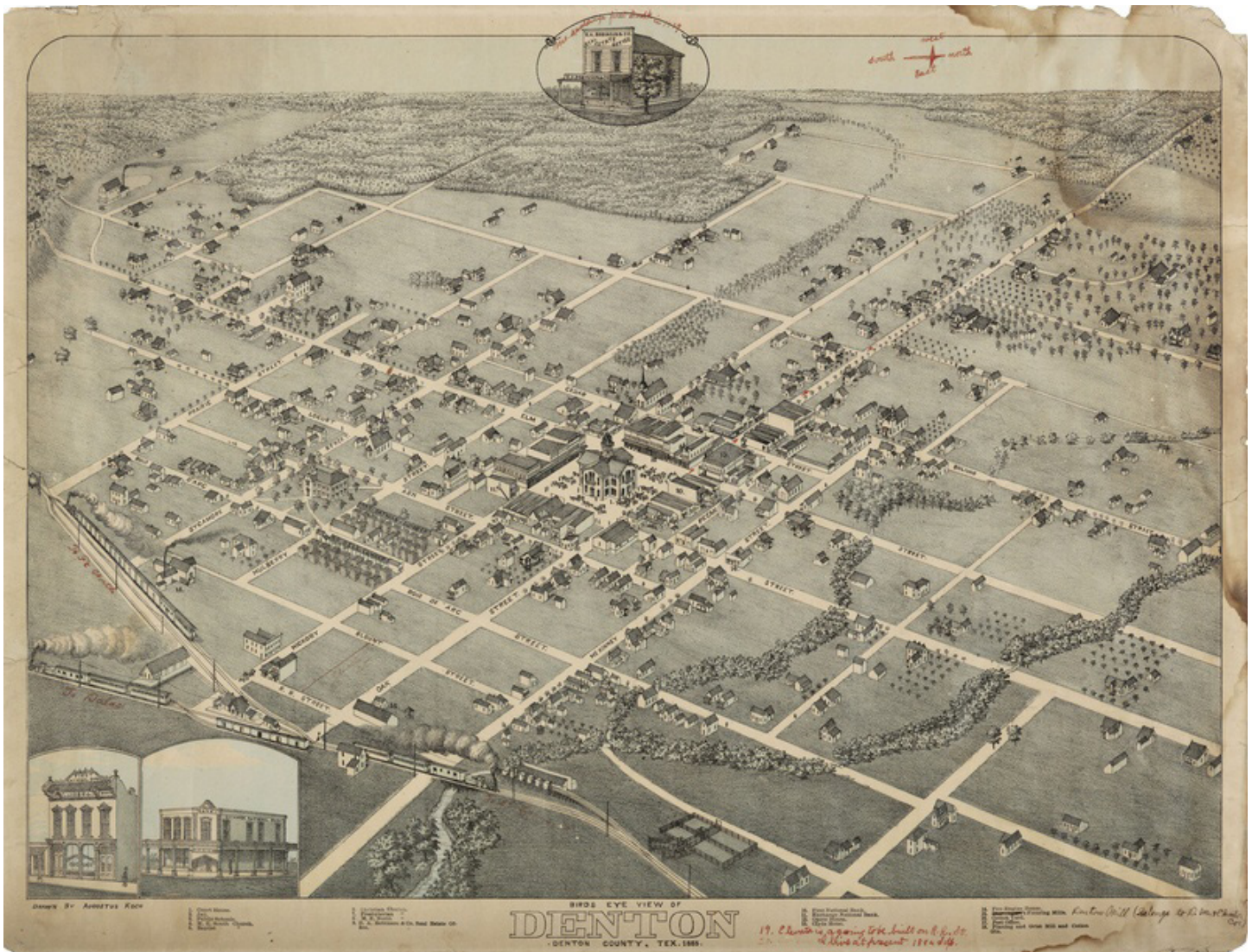
Although it has been almost a century, the trauma of the forced relocation has remained. Many of the long-term residents and their families have not forgotten what happened, and the destruction of their homes and property caused huge financial setbacks. Forty years after Quakertown, in 1966, displacement was threatened once again. The City proposed an urban renewal bond that, if approved, would have demolished 185 acres of homes, clearing the way to sell the property to a private developer. The bond was defeated by community members who organized opposition, but the long-term impacts of the City's actions formed a multi-generational distrust of local government that continues today.

While the City has made efforts to lessen the distrust by investing in park and street improvements in the Southeast area, a concerted and cohesive acknowledgment of the harm caused by the forced relocation of Quakertown families is long overdue. Furthermore, recent development proposals adjacent to and within Southeast Denton have raised concerns from the community about the past repeating itself. The residents of Southeast Denton are concerned about being forced out of their homes again, this time due to the development interests leading to gentrification and displacement. The mounting development interest is driven partially by growth in the Dallas-Fort Worth area and partially by Southeast Denton's proximity to downtown Denton, the University of North Texas, and Texas Woman's University.

The Southeast Denton Area Plan is the first step in the effort to heal the past harm and to ensure a bright future supported by the residents.

This history sets the framework for analysis of the community and its built environment. The lived experience of the area's residents and their deep desire for revitalization without displacement permeates the plan's recommendations and implementation strategies.





Original Hand Drawn Denton TX Aerial View Map. (1883)Source: TexasHistory.unt.edu

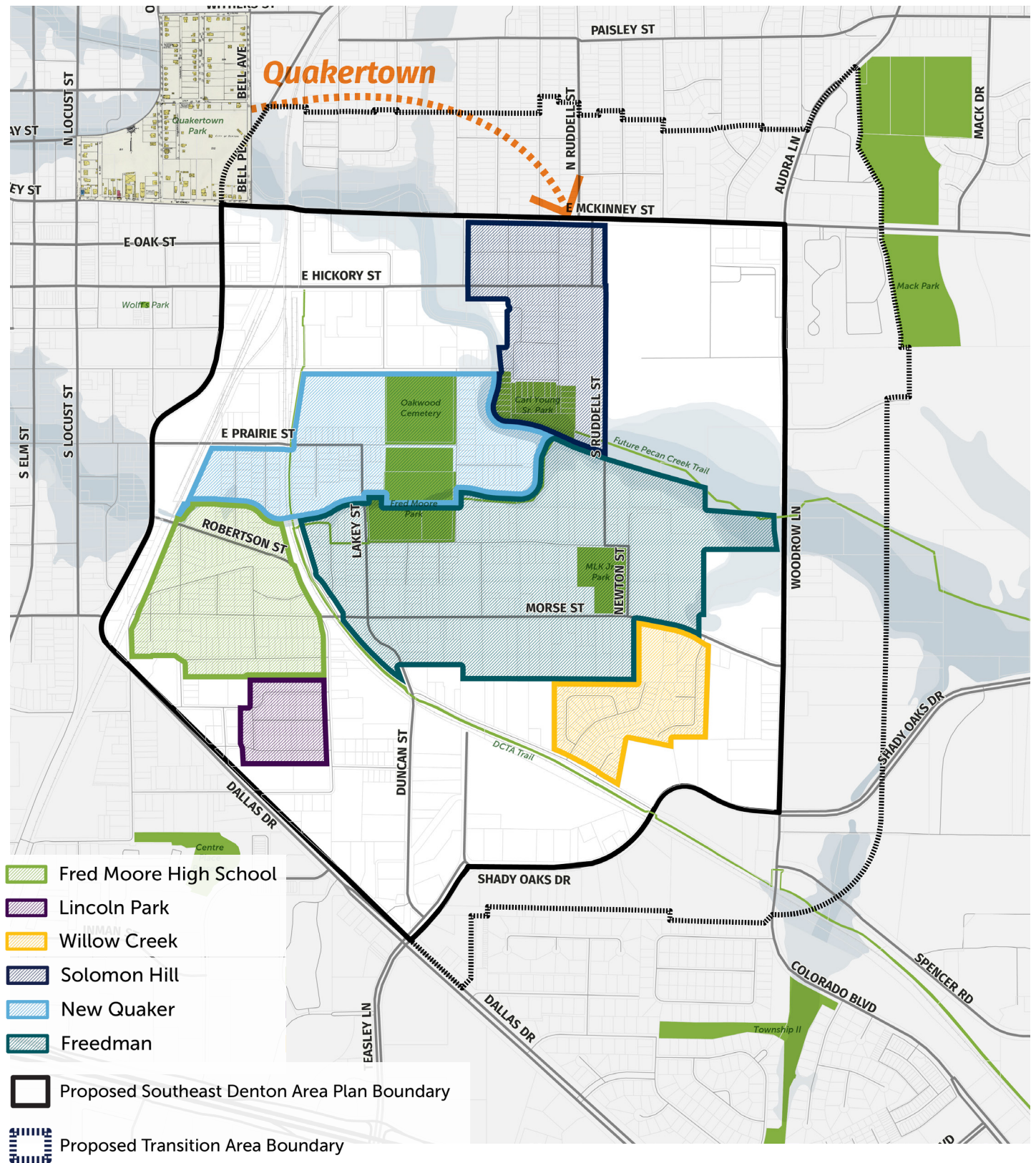
Previous Planning Efforts

Key relevant concepts and recommendations from past studies:

- **Accommodate all modes of travel** by improving bike paths, sidewalks, and crosswalks and by slowing vehicle speed.
- **Invest in and maintain cherished community assets** such as parks and recreation centers.
- **Empower neighborhoods** with funding for home repairs and assistance with creating community programs.
- **Support small, local businesses** with better access to capital and a business incubator space.
- **Create new and strengthen existing youth programs** to strengthen Denton's talent pipeline.
- **Establish a historic or conservation district** to preserve the character of an area.

FIGURE 2. ORIGINAL QUAKERTOWN NEIGHBORHOOD AND SOUTHEAST DENTON NEIGHBORHOOD MAP

Source: Historic Denton Inc



THIS PLAN BUILDS ON THESE PREVIOUS PLANNING EFFORTS:

DENTON 2040 COMPREHENSIVE PLAN, ADOPTED MARCH 2022

2040 Comprehensive plan identifies several Focus Areas and calls for area plans for these Focus Areas. The 2040 Plan identifies the Southeast Denton area as a Center Focus Area and recommends several design principles, including: orient buildings along streets; accommodate all modes of travel; establish transitions between large-scale and small-scale development; complement the scale and architectural features of surrounding development; reduce parking standards.

CITY OF DENTON PARKS, RECREATION, AND TRAILS MASTER PLAN, ADOPTED MARCH 2022

The study area is home to Fred Moore Park, Carl Young Sr. Park, Oakwood Cemetery, MLK Jr. Recreation Center, American Legion Senior Center, the DCTA Rail Trail, and the future Pecan Creek Trail. The Parks Plan identified several gaps and recommended improvements in the City's parks system, laying the foundation for meeting the residents' desires for equitable investment in public spaces and amenities, in line with quality seen in other areas of the city.

MOBILITY PLAN, ADOPTED 2022

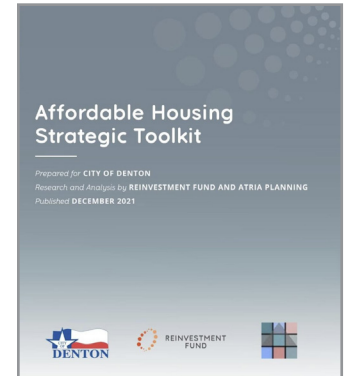
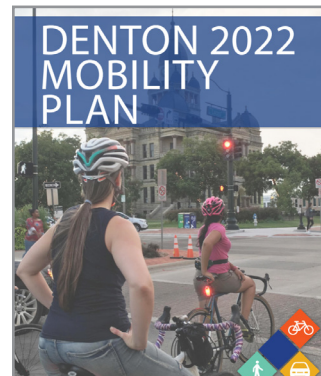
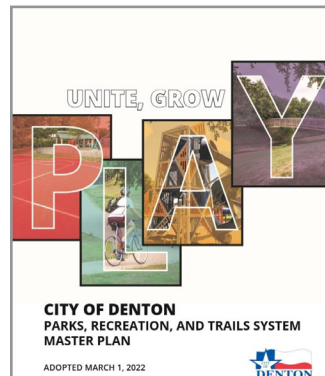
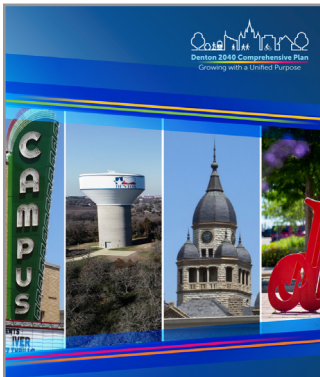
The Mobility Plan identifies roadway, bicycle, and pedestrian facilities. Plan goals include prioritizing safe multi-modal travel, creating an effective travel network that supports adjacent land use, facilitating active transportation, and leveraging innovation. The plan outlines multiple projects designed to improve connectivity in Southeast Denton.

AFFORDABLE HOUSING STRATEGIC TOOLKIT, PUBLISHED DECEMBER 2021

This toolkit and housing needs assessment identified several housing needs in the city, including rental and owner-occupied affordable housing for low income households, housing support for seniors, permanent supportive housing, and housing options for low income families in areas of opportunity.

The toolkit recommends several strategies, including infill development, targeted zoning relief, an increase in construction-related workers, preservation of existing housing, and improved access to education.

These identified needs and tools parallel residents' desires for a wider variety of housing and support for maintaining their homes.



Together, these plans lay the foundation for the future of Southeast Denton. Results from the listening sessions and visioning workshop show a community that has long felt ignored and sidelined, but with careful, inclusive planning, current and future residents and stakeholders in Southeast Denton will benefit from City and private investment.

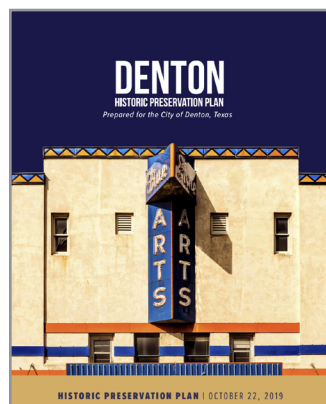
This plan seeks to acknowledge past harms, apologize for those harms, and atone through recommendations and implementation steps that meet the needs and desires of the current and future residents of Southeast Denton.





ECONOMIC DEVELOPMENT STRATEGIC PLAN, ADOPTED DECEMBER 2020

The Economic Development Strategic Plan focuses on goals and strategies to make the City's economic development efforts more intentional and effective. Several strategies from the Economic Development Strategic Plan apply in Southeast Denton, such as the Creative Denton strategies that call for strengthening entrepreneurship, increasing access to capital, and strengthening youth programs to strengthen the city's talent pipeline. The plan also calls for Denton to strengthen community inclusion by supporting affordable housing, broadening federal grant programs, and increasing multi-tenant housing.



DENTON HISTORIC PRESERVATION PLAN, ADOPTED 2019

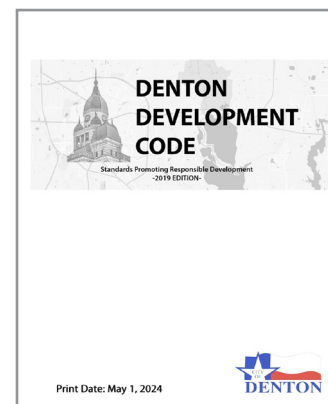
The Historic Preservation Plan identifies and outlines the vision, goals, and strategies for enhancing and strengthening Denton's historic preservation program, recognizing that effective long-range planning can help identify, protect, and manage significant historic resources and key elements of a community's built environment. The plan's goals call for the City to document, inventory, and preserve Denton's historic resources, including designating future historic and conservation districts. The plan also calls for creating new tools, incentives, and other programs that maintain the livability of Denton's historic neighborhoods.

The Historic Preservation Plan lays out tools that can be used to preserve the important history of Southeast Denton, restore the homes remaining from the 1920s, and support residents' desire to remain in and preserve their neighborhoods.



CITY OF DENTON SIMPLY SUSTAINABLE STRATEGIC PLAN FOR DENTON'S FUTURE, ADOPTED JUNE 2020

Simply Sustainable establishes a framework for improving quality of life, protecting the environment, and creating economic opportunities. Sustainability initiatives of this plan and strategies such as constructing the Pecan Creek Trail system, improving active transportation options, improving the urban tree canopy, etc. will continue to improve the sustainability of the SEDAP study area.



DENTON DEVELOPMENT CODE, ADOPTED 2019 (ONGOING UPDATES)

The Denton Development Code (DDC) regulates the subdivision of land and provides standards and guidance for properties based on zoning district, land use, and permitted activities. It is one of many tools used to implement the City's long-range planning efforts.

Zoning tools available in the DDC support the community's desire for a variety of housing types and additional investment in the area without displacement.

EXISTING CONDITIONS

An evaluation of demographics, land use, housing, retail, gathering places, parks, mobility, and a variety of other socioeconomic and physical characteristics of the area to understand the gaps in service and the needs of current and future residents.



People

The Dallas-Fort Worth Metropolitan area (DFW) grew rapidly over the past decade, adding more than 1.2 million people (20% of its population) from 2011 to 2021 (2021 ACS). During this time, Denton County and the City of Denton experienced higher rates of growth. Denton County's population grew by 36%, while the population of the City of Denton grew by 25%, from 111,960 to 139,704 people.

Despite overall growth in Denton and the DFW region, the population of Southeast Denton declined by 3% from 3,367 in 2011 to 3,251 in 2021. However, the broader regional growth is now feeding development interest in Southeast Denton. Given the number of older homes and vacant parcels in the area, Southeast Denton's population is likely to grow in the future as prospective homebuyers search for lower-cost housing, and developers see opportunity in underutilized lots. Development opportunities are leading to concerns that Southeast Denton residents will be pushed out of their homes due to increasing property taxes, rising rents, and pressure to sell their homes.

Southeast Denton is a young area with a diverse population. Only 23% of residents are 57 years or older in age, while 64% of the residents are 26 years or younger in age.



FIGURE 3. POPULATION GROWTH FROM 2010-2021

Source: 2021 American Community Survey

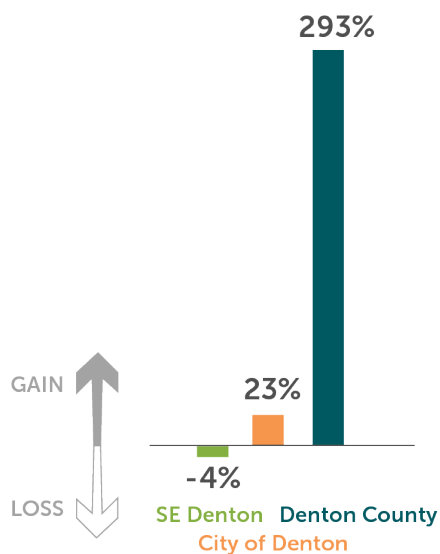


FIGURE 4. SOUTHEAST DENTON AGE DISTRIBUTION

Source: 2021 American Community Survey

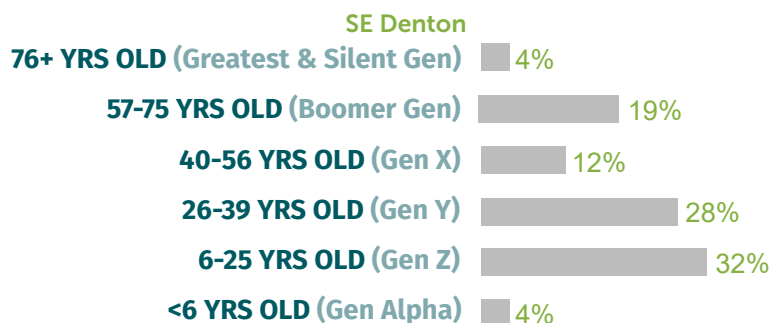
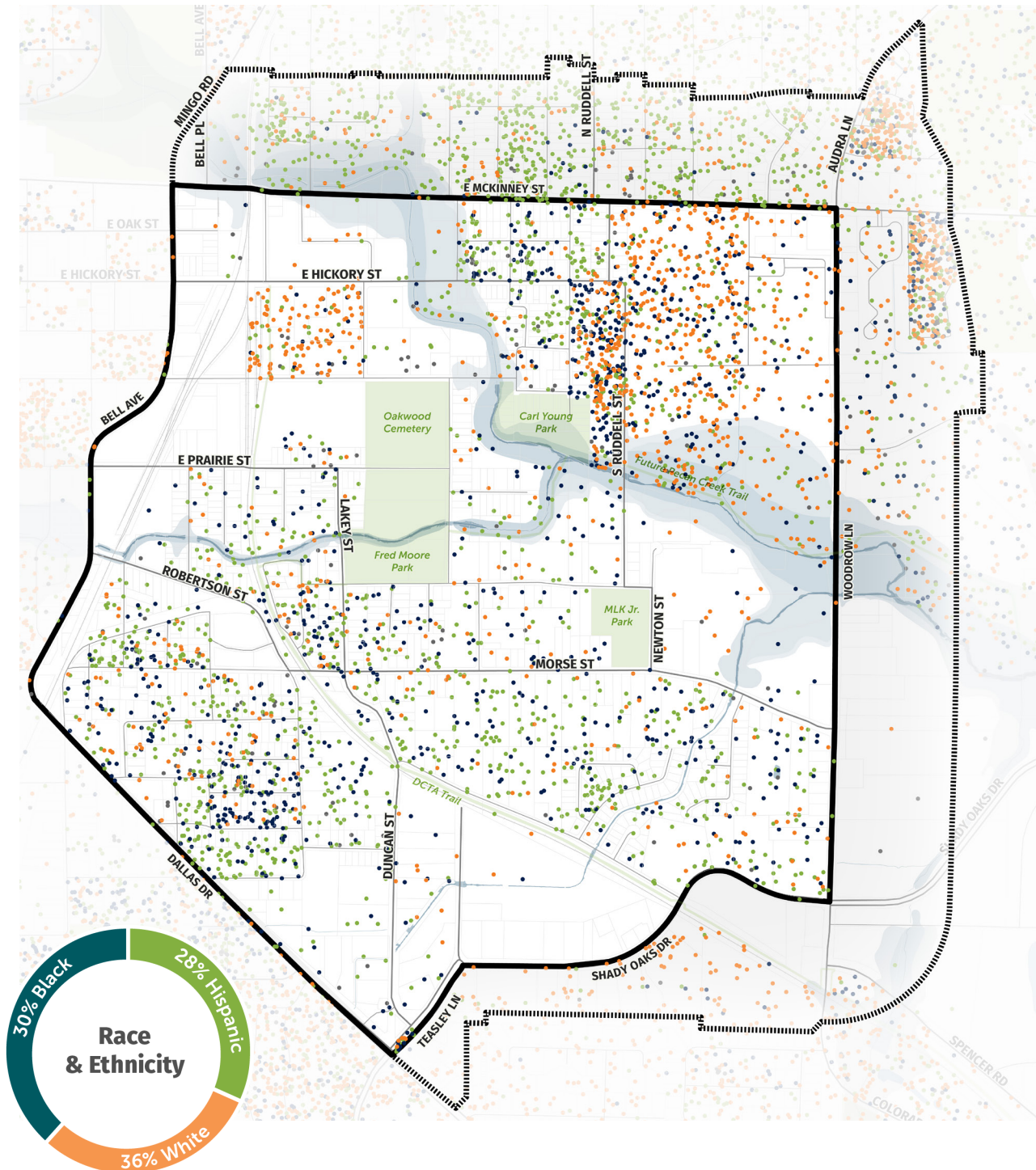


FIGURE 5. RACE DOT DENSITY

Source: ESRI GIS

Additionally, Southeast Denton is fairly evenly split between Hispanic (28%), Black (30%), and White (36%) populations.

Racial and ethnic groups are well-mixed, providing contrast to the segregation seen in many nearby areas. For reference, the City of Denton's overall population is predominantly White (58%), with 23% Hispanic and 11% Black residents (2021 ACS).



Economy

Southeast Denton employment is misaligned with the workforce living in the community. Southeast Denton is home to approximately 1,435 workers, yet only 16 (1%) of them are employed in the community. The remaining workers commute out of the area to where employment in their industry is available. However, this trend is not for a lack of jobs in Southeast Denton. Approximately 1,950 workers are employed within Southeast Denton but live outside of the community.

Nearly one-third (31%) of jobs in Southeast Denton are related to transportation, warehousing, utilities, and construction alone; in contrast, less than 15% of the area's residents work in these capacities. Conversely, 26% of Southeast Denton residents are employed in Education, Healthcare, or Social Services, whereas less than 4% of local jobs are in these industries. This mismatch indicates that a large number of education, healthcare, and social services professionals live in Southeast Denton but commute out of the area to work in nearby locations, possibly due to the lower cost of housing in the community relative to surrounding areas. The community also generally lacks employment opportunities in education, healthcare, and social services, as well as retail, finance, and real estate. This employment data aligns with the lack of professional office buildings, retail establishments and healthcare clinics within Southeast Denton.

FIGURE 6. SOUTHEAST DENTON WORKER FLOW

Source: ESRI GIS



FIGURE 7. JOBS HELD BY SOUTHEAST DENTON RESIDENTS

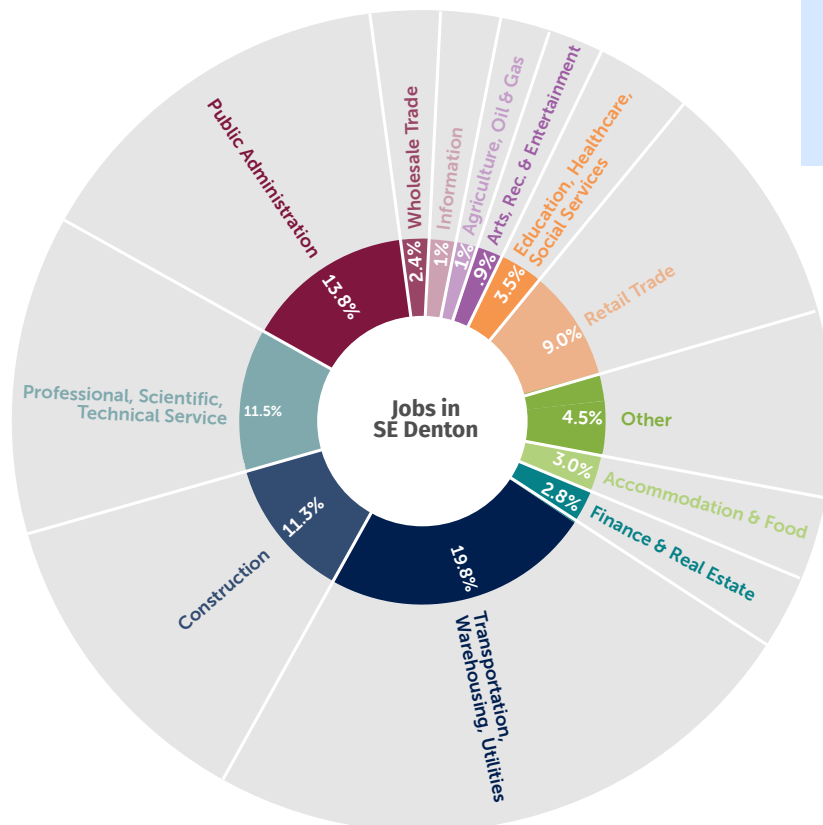
Source: ESRI

**JOBS IN SOUTHEAST DENTON**

These workers flow into the community to fill jobs in public administration, transportation, warehousing, utilities, construction, and professional, scientific, and technical services. Many of the jobs in these fields are hosted in the warehouse and light industrial buildings that predominate the boundaries of Southeast Denton, as well as the Denton County justice system campus.

FIGURE 8. JOBS IN SOUTHEAST DENTON

Source: ESRI



Place

LAND USE

Southeast Denton's perimeter consists of a solid barrier of industrial uses and busy arterial streets that, combined with a lack of sidewalks and bike facilities, make it difficult or impossible for residents to safely walk or bike beyond the edges of the community. As a result, residents are disconnected from essential community services. Southeast Denton lacks a grocery store and contains only a handful of places to obtain food of any kind. The community has very few retail stores and restaurants, and the retailers that do exist are predominantly pawn shops, thrift stores, and similar outlets. Residents are unable to safely walk or bike to the local mall or to the shops and restaurants to the west in downtown Denton and to the north across McKinney Street.

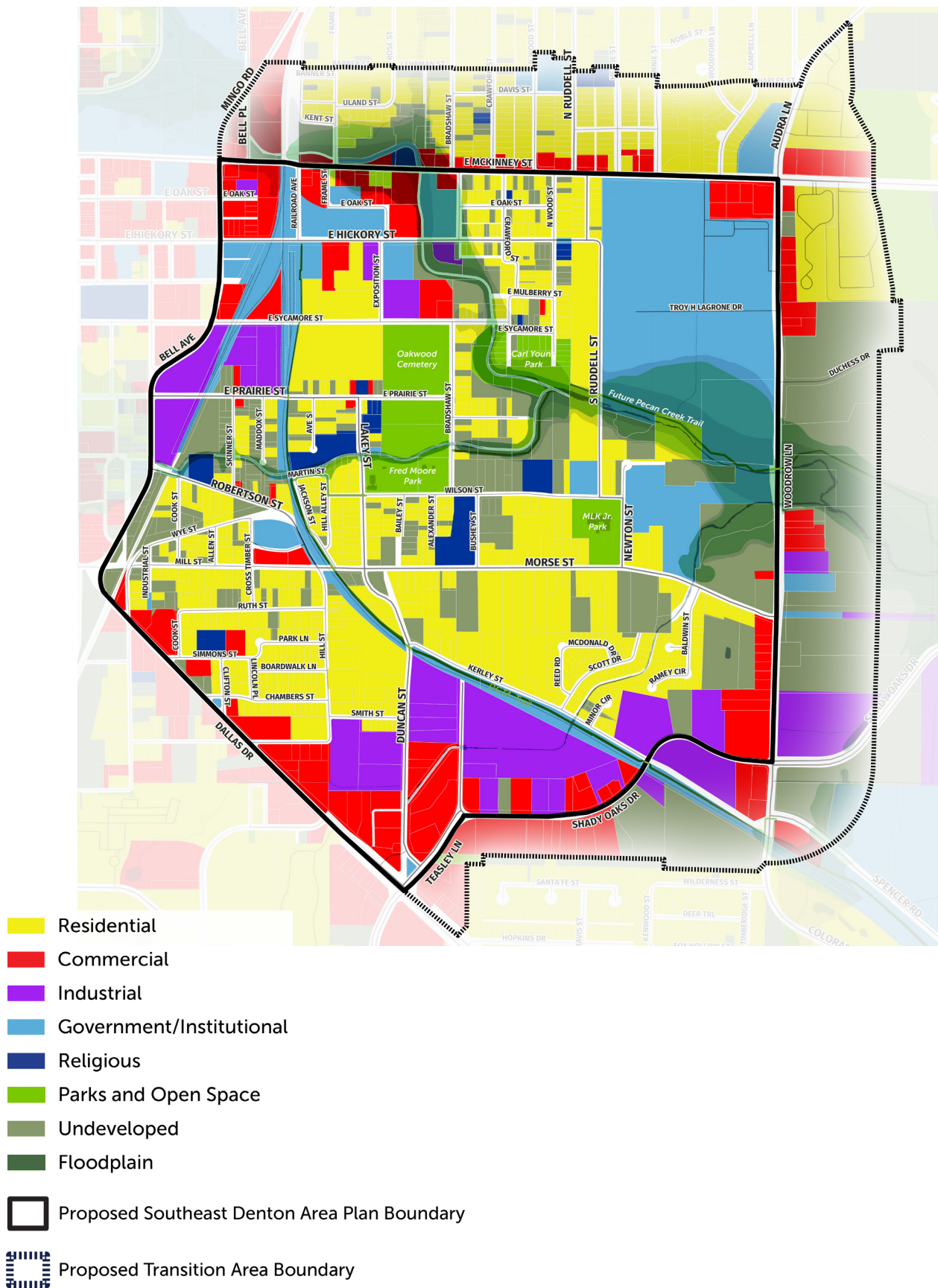
In Southeast Denton, homes and businesses are generally separated from one another, with residences located interior to the area and businesses confined almost exclusively to the outer edges, clustered along arterial roadways where access by car is more readily available. Over the past decades, many industrial facilities have come to be located within Southeast Denton, such as storage centers, automotive uses, and industrial suppliers. The County has some of its more land-intensive uses in this community, including the courts building, jail, sheriff's office, and juvenile detention center.

Southeast Denton hosts three parks: Fred Moore Park, MLK Jr. Recreation Center Park, and Carl Gene Young, Sr. Park. These facilities offer recreation opportunities, however, lack of programming lack safe sidewalk and trail connections to each other, compromising access and safety for nearby residents are some barriers to park usage. Southeast Denton is home to several churches. These churches, along with their leadership and volunteers, form the backbone of social connection in the community.



FIGURE 9. CURRENT LAND USE MAP

Source: City of Denton, TX



EXISTING CONDITIONS

Among the various land uses in Southeast Denton, the single largest land use by area is housing. Nearly one-third of land (27% or 183 acres) contains residential uses. The community's residential development pattern originated in the 1920s with the platting of the Solomon Hill neighborhood, located south of McKinney Street and east of Pecan Creek. This residential development expanded toward the south and west, and Solomon Hill was soon joined by the New Quaker neighborhood, the Frederick Douglass School neighborhood, and the Freedman neighborhood. The Willow Creek and Lincoln Park neighborhoods were built in the 1960s to 1980s. While most of the homes are single-family homes, some duplexes, triplexes, and fourplexes are interspersed throughout the area. Additionally, a few large-lot homesteads (one to three acres) can be found near Morse Street and Kerley Street.

Two large multifamily developments are currently located within Southeast Denton. Additional multifamily developments are currently under construction on the south side of East Sycamore Street on a former industrial site and east of Woodrow Street (across from the County Juvenile Detention Center). Although many in the community are not supportive of additional higher-density housing in Southeast Denton, residents understand that mixed-use zoning is already allowed and the northwestern portion of Southeast Denton will likely develop with multifamily housing in the future. Due to the anticipated impacts with current and future developments, this plan provides strategies on land use, development scale, and urban design to guide future development.

After residential uses, government and institutional uses occupy the largest amount of land area. These uses include the Denton Public Safety Training Center, Denton Independent School District buildings, facilities for the Denton County Transportation Authority, and facilities related to the Denton County justice system, including the courts building, jail, sheriff's office, and juvenile detention center. In the event that these facilities were to expand, it is imperative that this plan include strategies to minimize impacts and result in compatible land uses.

The more intense commercial and industrial uses, combined with a large swath of floodplain extending diagonally across the study area, the railroad tracks to the west, and a lack of sidewalks and bike facilities serve as solid barriers to mobility. As these properties continue to age, they may become obsolete. Therefore, the plan outlines guidance for the redevelopment of these sites, in some cases recommending forms and uses that are more compatible with existing homes.

Within Southeast Denton, 93 acres are vacant. Of these, 70 acres are privately owned and 23 acres are publicly owned. Ten acres of privately owned land and 14 acres of publicly owned land are not developable because they are park space, cemetery, or flood plain. This leaves 60 acres of private land and nine acres of public land that are potentially developable.

Developable land may provide an opportunity to increase utilization of existing property without directly displacing residents. Public developable land offers opportunities for additional parks, recreation, and community facilities.

FIGURE 10. SOUTHEAST DENTON LAND USE DISTRIBUTION

Source: Denton Central Appraisal District

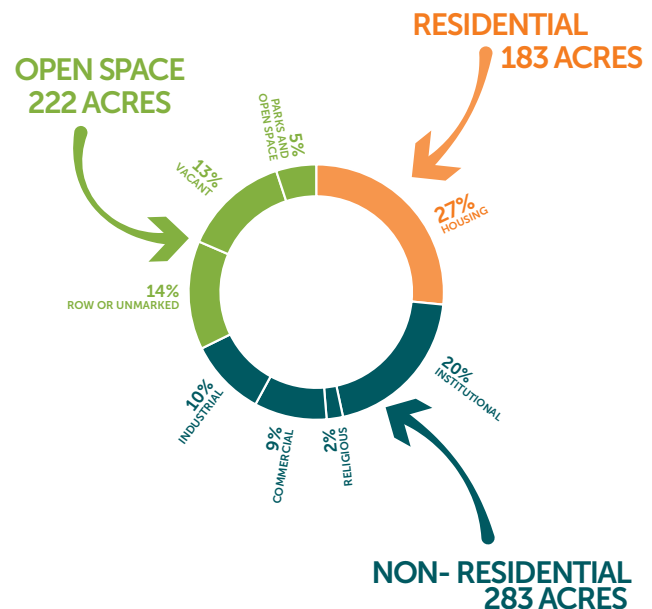


FIGURE 11. PROPERTY TYPES IN SOUTHEAST DENTON

Source: Denton Central Appraisal District



FIGURE 12. VACANT LAND IN SOUTHEAST DENTON

Source: Denton Central Appraisal District

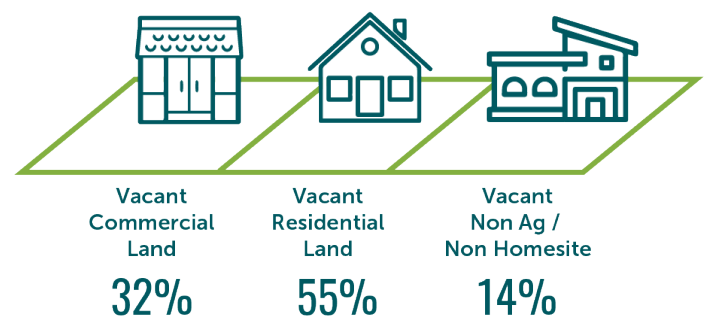


FIGURE 13. VACANT LAND IN SOUTHEAST DENTON

Source: Denton Central Appraisal District

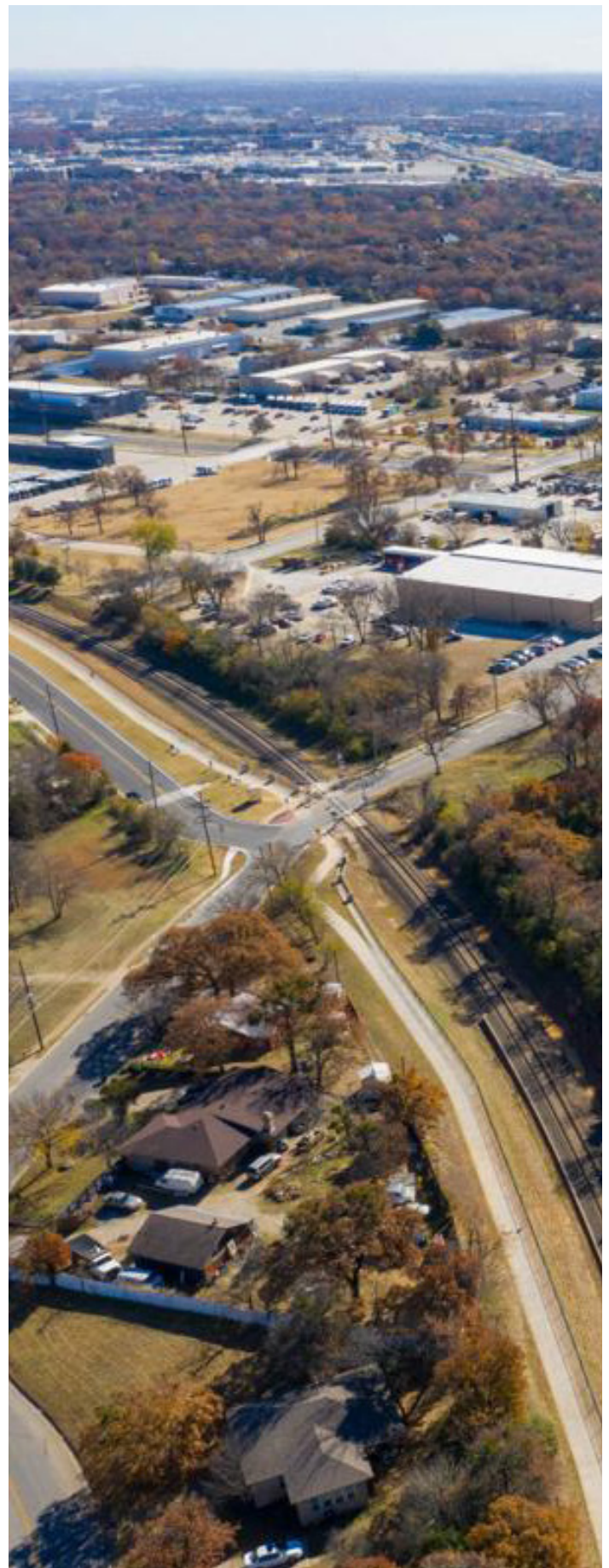
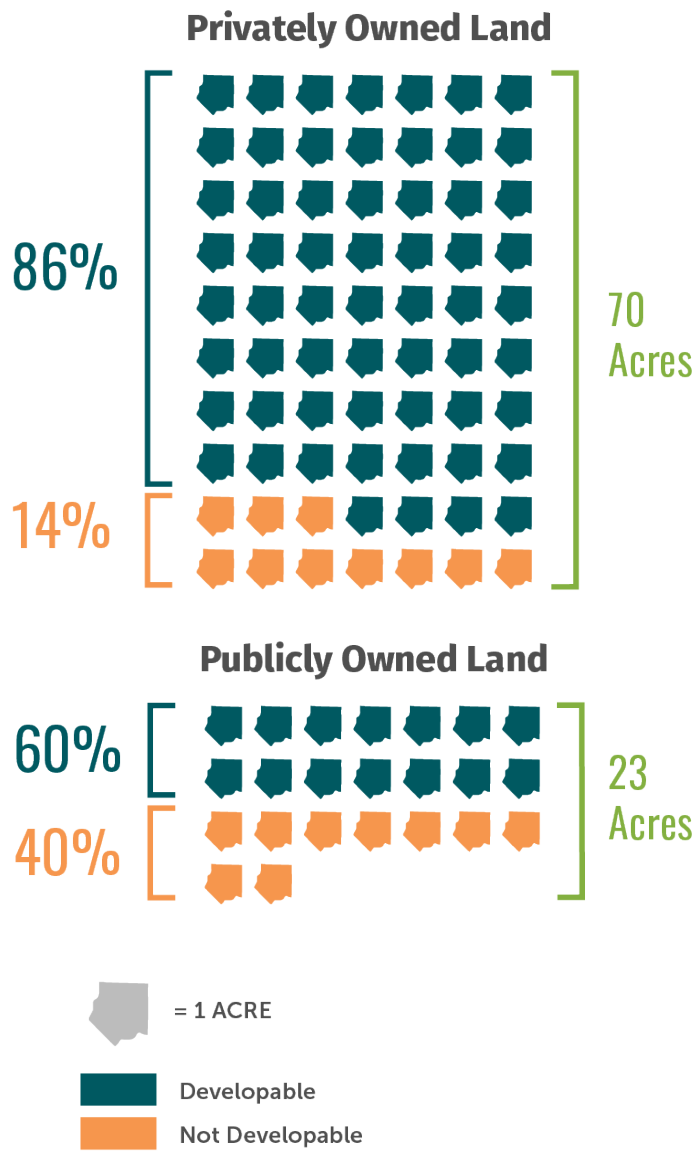
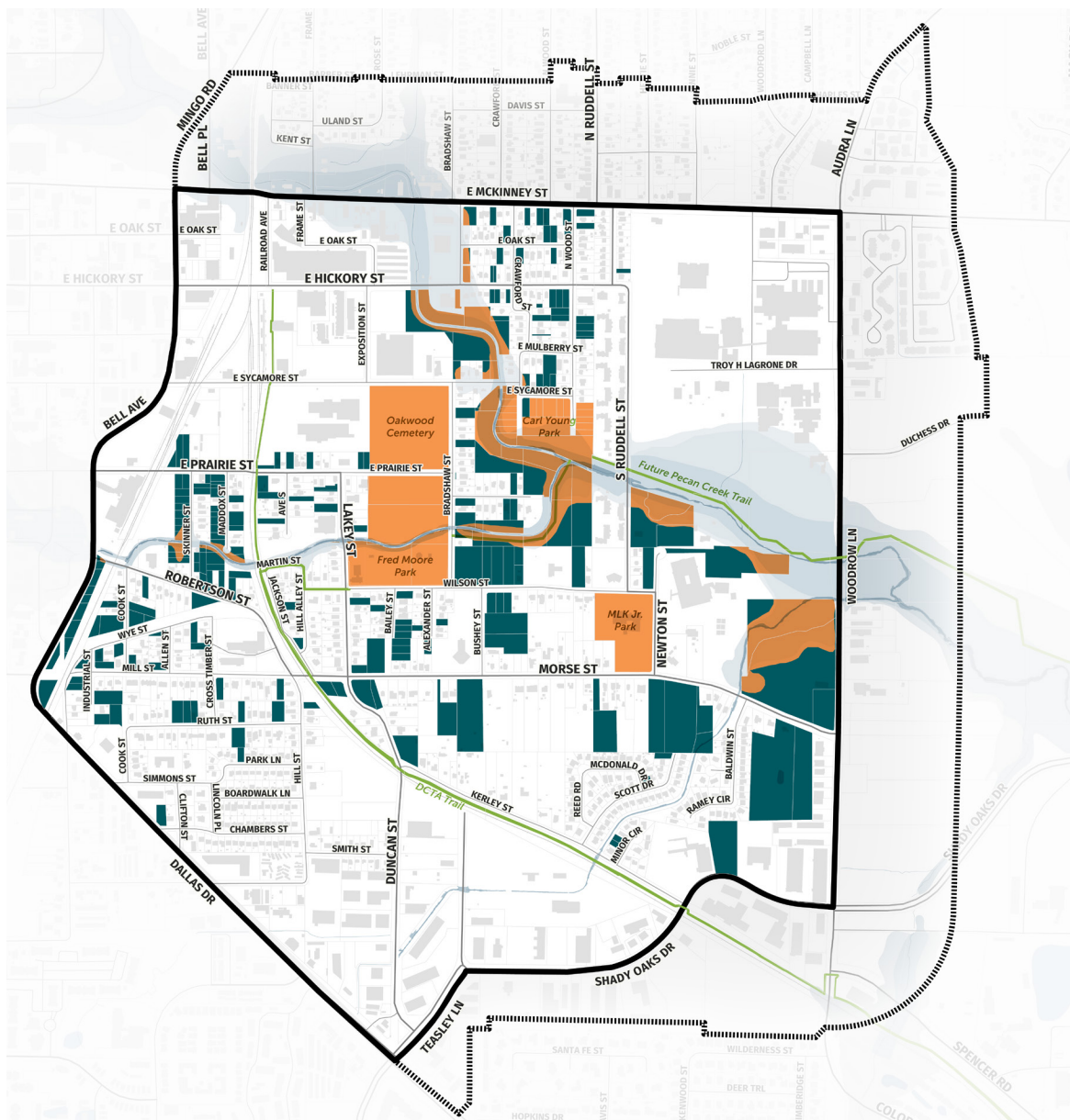


FIGURE 14. VACANT AND OPEN LAND

Source: Denton Central Appraisal District



- Developable
- Undevelopable
- Proposed Southeast Denton Area Plan Boundary
- Proposed Transition Area Boundary

ZONING

Denton's Development Code and Zoning Map were updated comprehensively in 2019. Zoning in Southeast Denton follows a pattern similar to the current land use.

The center of the area is generally zoned R4-Residential, which allows for single-family detached homes by right as well as townhomes and duplexes with a Specific Use Permit. This district preserves existing neighborhood character while allowing some flexibility.

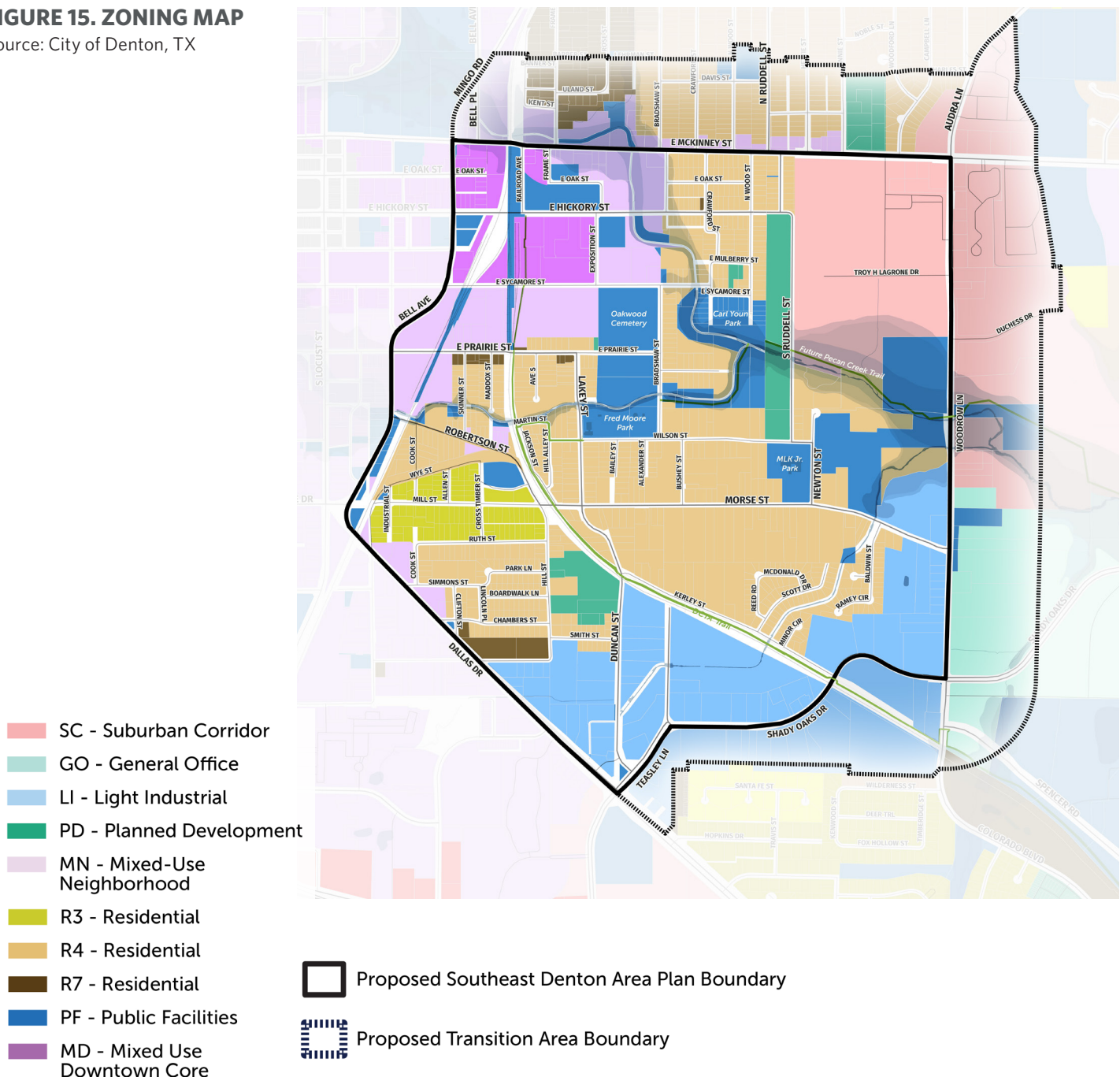
The Denton County Courts Building, Law Enforcement Center, and associated facilities are zoned SC-Suburban Corridor, which provides for moderate- to high-intensity commercial, office, and retail uses along high-traffic corridors.

The southeastern portion of the area is zoned LI-Light Industrial, which allows a wide variety of manufacturing, processing, storage, and warehouse, among others.

In the northwest portion of the area, near downtown but on the eastern side of the railroad tracks and rail trail, the zoning is MD-Mixed Use Downtown Core and MN-Mixed Use Neighborhood. MD has no restrictions on lot dimensions or setbacks and allows lot coverage up to 100% and maximum height of 100 feet. MN is less intense, with maximum height of 65 feet and 80% lot coverage. Both districts allow a wide range of housing, including multifamily, and other uses suited for a downtown area, such as bars, restaurants, craft alcohol production, and artisan manufacturing.

FIGURE 15. ZONING MAP

Source: City of Denton, TX



HOUSING

Southeast Denton contains six historic neighborhoods that were established and developed over the last century. Solomon Hill, New Quaker, Freedman Town, and Fred Moore School (previously Frederick Douglass School) were originally built in the 1920s-1930s. Lincoln Park was built in the 1960s, and Willow Creek was built in the late 1960s to 1980s. As shown in Figure 16, the story of housing construction in Southeast Denton is one of construction on individual lots, as opposed to volume-builder neighborhoods often seen today. Because of this development pattern, architectural styles vary from home to home and street to street, reflecting the design trends in a given decade.

Many of Denton's important historic structures are found in Southeast Denton. While not all are eligible as historic resources due to modifications, the community has shown an interest in protecting and maintaining its historic homes. Therefore, this plan will include strategies to conserve and preserve these assets and the heritage they represent.

The median value of Southeast Denton's 707 homes is approximately \$207,600, lower than the citywide median home value of \$257,500 (2021 ACS). Notably, Southeast Denton's higher-value and lower-value homes are interspersed; in other words, no part of the community inherently contains more expensive or less expensive homes. **Higher-value and lower-value homes are in many cases located on the same block or across the street from each other, creating a true mixed-income community – one of the few left in the DFW metroplex. As mixed-income communities have been demonstrated to possess many favorable benefits, this plan will explore ways to preserve the ability for lower- and higher-income households to live near one another.**

Southeast Denton exhibits greater affordability than Denton overall when comparing home values to incomes. Denton's median income of \$65,168 translates to a median value-to-income ratio of 4.0. While the median income of Southeast Denton residents is lower at \$59,328, Southeast Denton has a median value-to-income ratio of 3.5. This means that the median home value is 3.5 times that of the median residents' income, compared with 4.0 times for the city overall. This suggests that homes are relatively affordable in Southeast Denton compared with the broader area.

FIGURE 17. 2021 HOME VALUES

Source: Denton Central Appraisal District

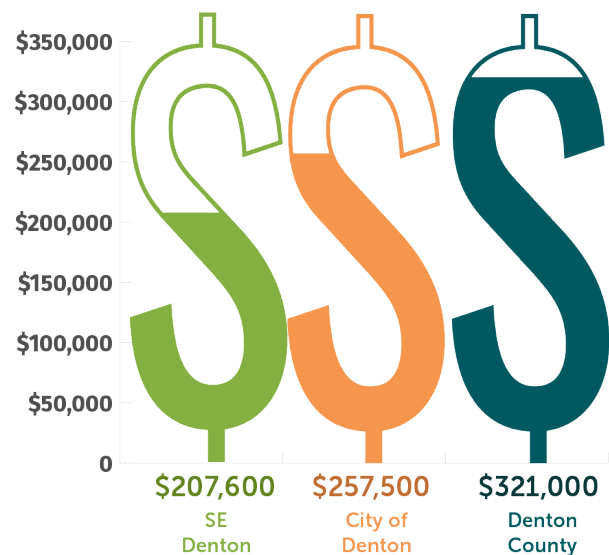


FIGURE 18. MEDIAN HOUSEHOLD INCOME

Source: 2021 American Community Survey

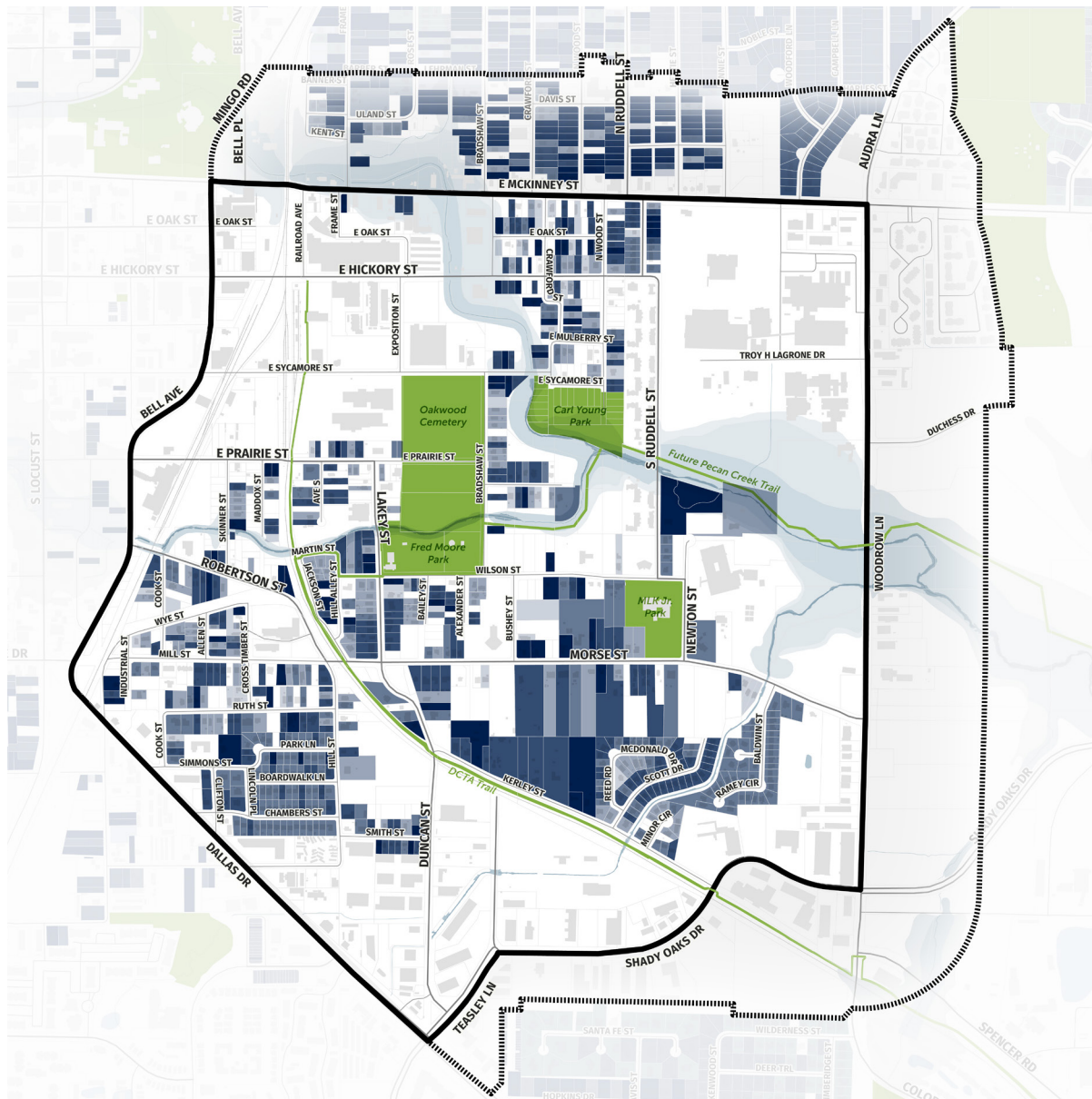


Homes in southeast Denton



FIGURE 16. RESIDENTIAL YEAR BUILT MAP

Source: Denton Central Appraisal District



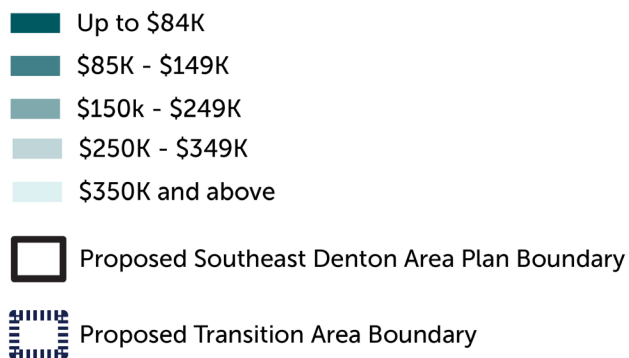
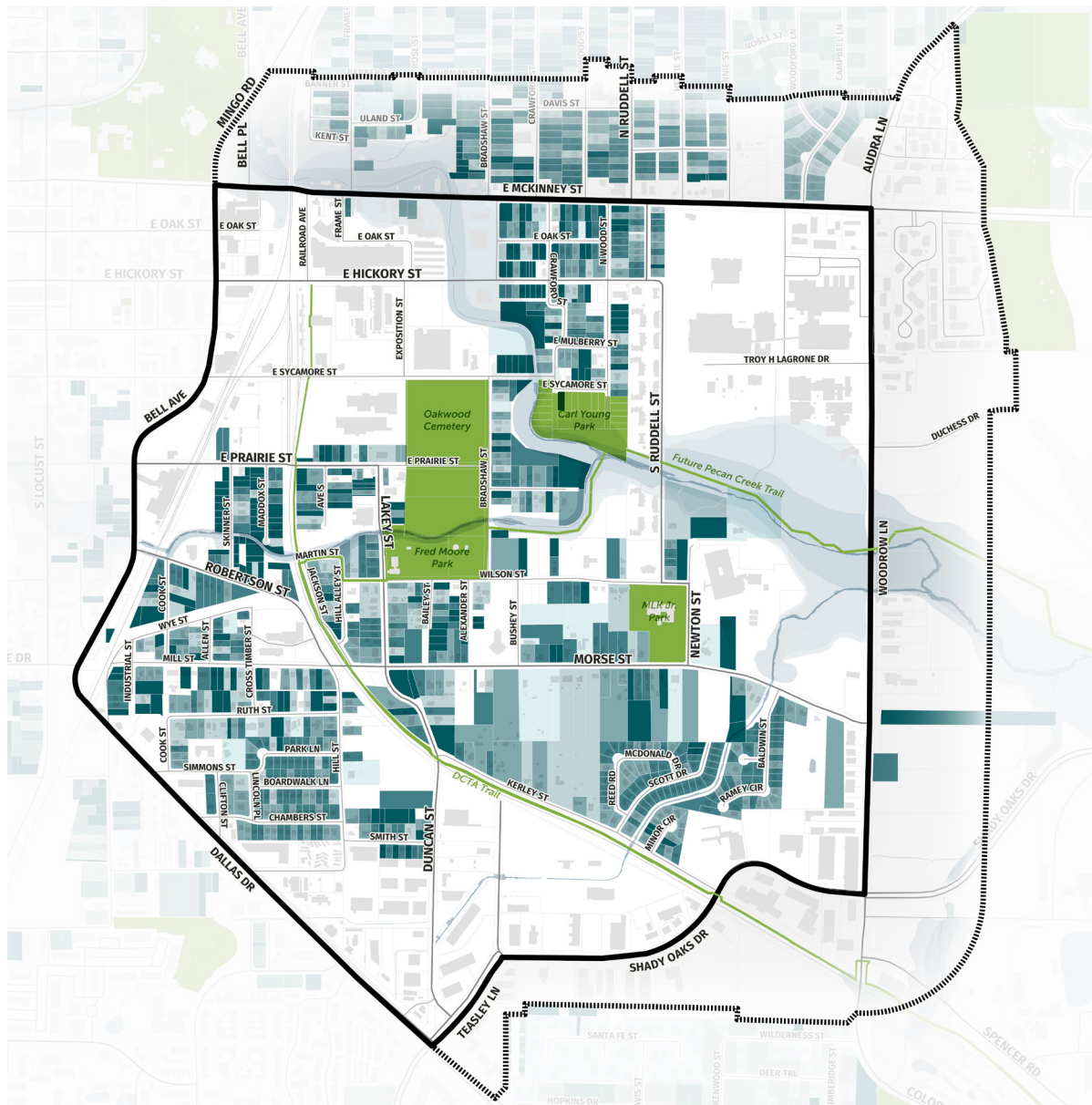
- 1900 - 1950
- 1951 - 1970
- 1971 - 1990
- 1991 - 2010
- 2011 - 2022

 Proposed Southeast Denton Area Plan Boundary

 Proposed Transition Area Boundary

FIGURE 19. RESIDENTIAL APPRAISED VALUE

Source: Denton Central Appraisal District

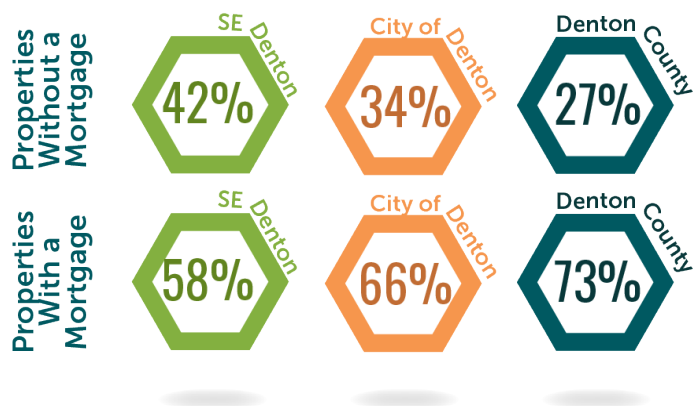


Approximately two-thirds (62%) of Southeast Denton residents own their homes, and the rest rent. Average monthly payments on homes with mortgages are only slightly higher than average rents (\$1,107 vs. \$1,036, respectively). The similarity of monthly payments for homeowners and renters suggests that households may rent not because of monthly payment constraints, but rather due to inability to secure a down payment or to qualify for a mortgage or by choice.

While Southeast Denton is relatively more affordable than Denton overall, this does not imply that homes are affordable to residents. Notably, a Southeast Denton resident with a median income who purchases a median-value home would end up spending more than 30% of their income on housing. Households who spend more than 30% of their income on housing are considered cost burdened. Another metric shows that Southeast Denton has a greater percent than the surrounding region of residents who own their homes outright. While 42% of homes have no mortgage in Southeast Denton, that number is 34% in the City of Denton and only 27% in Denton County. Fewer homeowners burdened by a mortgage points to the relative affordability of Southeast Denton compared with nearby areas as well as the presence of long-term homeowners. While positive for existing residents, relative affordability can result in displacement pressure.

FIGURE 21. MORTGAGE PROPERTIES

Source: 2021 American Community Survey



In addition to rent and mortgage payments, housing costs include things like property taxes, insurance, and utilities. Rising property taxes as home values rise is a contributing factor to displacement.

FIGURE 20. PERCENTAGE OF 2021 HOME OWNERSHIP

Source: 2021 American Community Survey

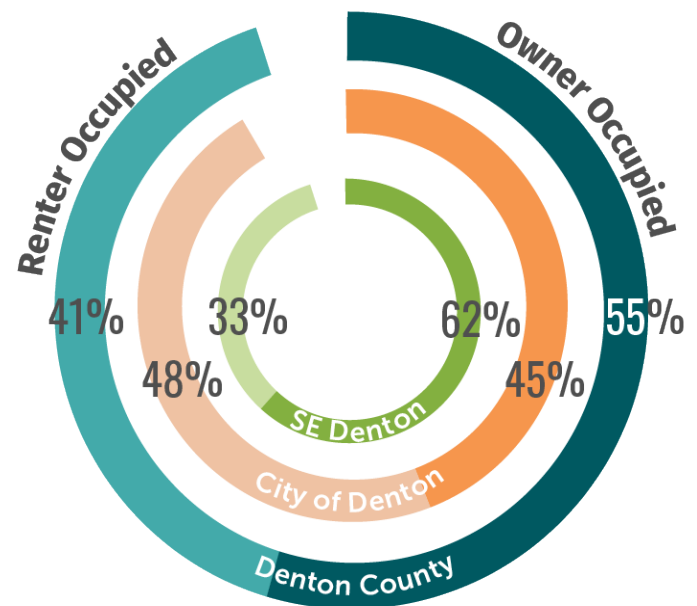
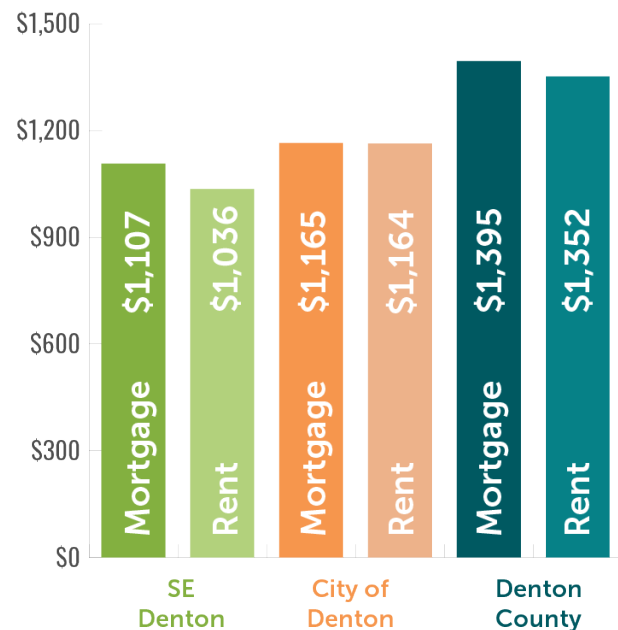


FIGURE 22. MORTGAGE VALUE VS RENTING VALUE

Source: 2021 American Community Survey



PARKS AND OPEN SPACE

The City of Denton's Parks and Recreation Department owns and maintains two community centers and a variety of parks and open spaces to serve Southeast Denton. The largest park is the 10-acre Fred Moore Park, which offers amenities such as two pavilions, two playgrounds, basketball courts, benches and bleachers, drinking fountains, a softball field, and a gazebo stage. It is programmed with community-wide events several times a year and is also used for daily recreation and unplanned social gathering space by the residents. The park offers open sight lines for safety, shade, and a walking trail that will eventually connect to the regional Katy Trail and the future Pecan Creek Trail.

Although Fred Moore Park is a regional asset, it lacks an identifiable public entrance from surrounding streets. The trail is lit by tall cobra head lights rather than pedestrian-level lighting. The creek running through the park is a concrete-lined culvert rather than a natural creek. The picnic table is well-shaded, but the playground equipment would benefit from additional shade. Better lighting, more comfortable places to sit, additional shade, and better connections to the neighborhood would enhance the usability of the park.

Carl Gene Young, Sr. Park is slightly smaller than Fred Moore Park at 9.8 acres. This park includes a spray ground, a basketball court, benches, a playground, and a drinking fountain. Additional shade is needed to make the spray ground, metal benches, scattered play equipment, and picnic tables more usable, as the lack of shade is a potential burn hazard to patrons in the summer. Walkways do not connect to each other or to the amenities, nor do they connect to other trails. The picnic tables are not on concrete pads and the ground under them becomes muddy during rainy periods. The park could benefit from a more cohesive plan and a sun-shade study conducted jointly with the area's residents and potential park users. Improvements to the splashpad began in April 2023 and finished in May 2024.

The MLK, Jr. Recreation Center Park provides play space for children and flexible open space. Features include shade structures, playgrounds, practice fields, maintained landscape, a picnic table and benches, and a mature, colorful variety of trees. The park lacks adequate sidewalk and pathway access and does not provide light for night usage.



On the eastern edge of Southeast Denton, west of Woodrow Lane, are several heavily treed areas. These areas are under various ownership, including the City of Denton, Denton Independent School District, and private ownership. While none of the parcels on either side of Pecan Creek is currently park space, some of the area is reserved for a future extension of the Pecan Creek Trail, and the trees contribute to the city's urban forest.

Oakwood Cemetery was established in 1857 in what is now the center of Southeast Denton and has been City-owned since 1931.¹ It is a local heritage site that is the burial place of early settlers, Confederate veterans, indigent residents, and many more whose graves are unmarked and whose names are lost to time. Many of Quakertown's residents are buried in the cemetery.

In addition to these parks and green spaces, several trails cross Southeast Denton, including the DCTA Rail Trail along the MKT Railroad right-of-way and portions of the planned Pecan Creek Trail along Pecan Creek. The DCTA Rail Trail is a 19-mile regional asset, connecting the Downtown Denton Transit Center to the Hebron station in Lewisville.

The undeveloped land map (Figure 12) shows multiple large parcels of land near existing parks, trails, and floodplain. These parcels offer an opportunity for the City to expand park space in the Southeast Denton area.

The Martin Luther King, Jr. Recreation Center is located on the east side of the study area near Rivera Elementary. The center offers computer classes, after-school care, spring break and summer camps, and other classes throughout the year. The American Legion Hall Senior Center is centrally located in Southeast Denton at the southwest corner of Fred Moore Park. It serves as a gathering place for adults aged 50 and older to eat lunch, take part in activities, host events, and spend time. Both facilities offer modern meeting rooms for rent and are often reserved for community groups, parties, and clubs.

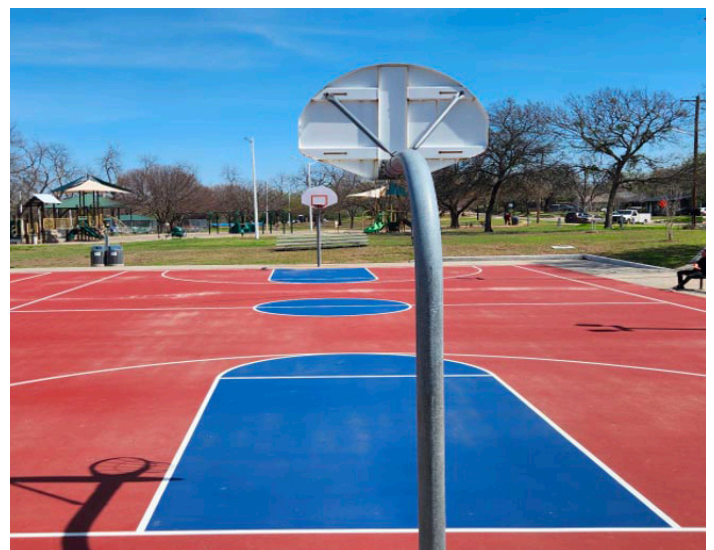
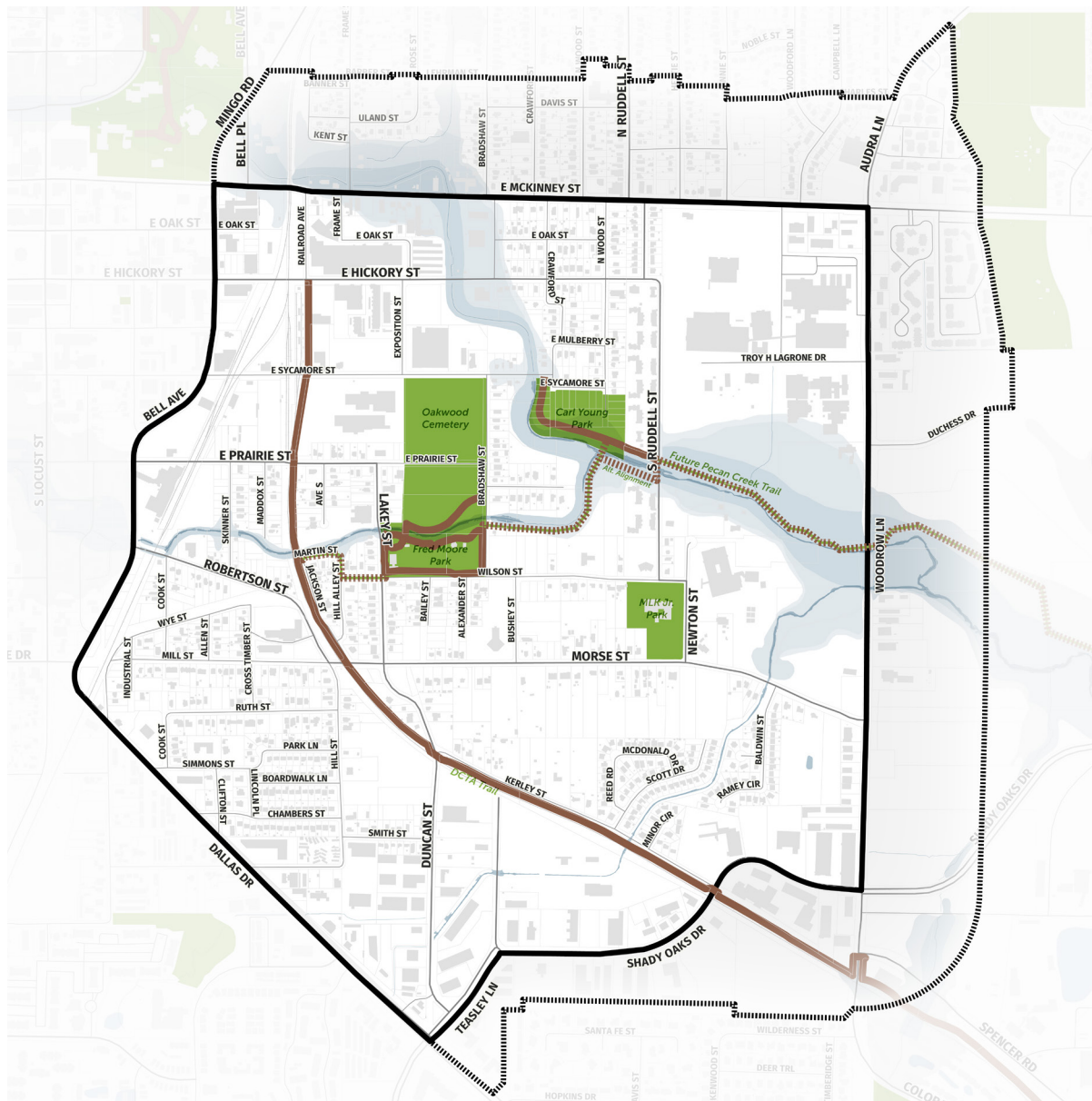


FIGURE 23. 2022 TRAILS MASTERPLAN

Source: City of Denton, TX



- Existing Trails
- Future Trails
- Parks
- Proposed Southeast Denton Area Plan Boundary
- Proposed Transition Area Boundary

TRANSPORTATION AND CONNECTIVITY

A transportation and mobility network that supports a community should include the following:

- **Affordability:** This means less reliance on single-occupancy vehicles (SOV) and access to affordable alternatives, including transit, walking, car sharing, and new mobility services.
- **Choice:** Transportation alternatives, such as cyclist- and pedestrian-friendly networks that connect to employment and other destinations.
- **Safety:** Better lighting and more facilities for pedestrians and cyclists.
- **Air Pollution and Congestion Reduction:** Fewer emissions from cars on the road or in traffic.

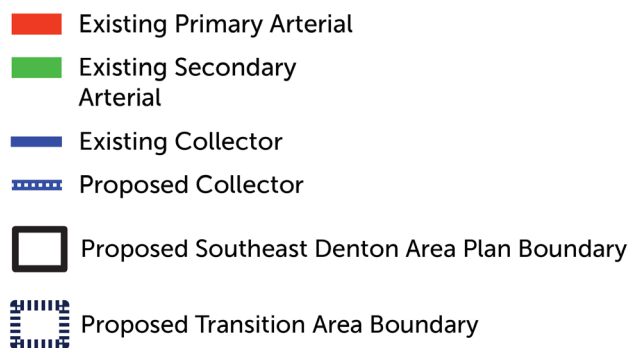
STREET NETWORK

Primary arterials (six lanes and 135 feet minimum right of way) and secondary arterials (four lanes and 110 feet minimum right of way) encircle the Southeast Denton neighborhood. Crosswalks provide pedestrian safety at only a handful of intersections. Together, the width of streets and lack of crosswalks hamper pedestrian access to shops, restaurants, and jobs outside of Southeast Denton. See Figure 25.

Internally, the streets are arranged in a broken grid pattern, with both north-south and east-west streets that end abruptly at three-way intersections. Morse Street and Kerley Street, two of the through streets, serve as a short cut for some drivers and a raceway for others.



Denton Record-Chronicle



WALKING

Based on the City's sidewalk condition data and on-the-ground analysis, very few of the streets within Southeast Denton have sidewalks. Residential areas and local destinations such as schools and retail within Southeast Denton are connected only by a car-oriented street network. This means that residents who choose to walk must generally take unmarked, non-ADA accessible routes through their neighbors' yards or walk in the street. The few existing sidewalks are in varying (often poor) conditions, exposed to the sun, and are generally not ADA compliant.

Although crosswalks are present at some four-way stops, most of the intersections in Southeast Denton are three-way intersections or dog-leg intersections without crosswalks. This lack of crosswalks, coupled with high travel speeds and volumes along busy roads, creates an intimidating environment for pedestrians and cyclists who try to travel through or out of the Southeast Denton area.

Although many of the streets in the area are currently being reconstructed only a few of the new street sections include sidewalks. (Figure 26, sidewalk conditions)



Residential sidewalk and road construction



Sidewalk conditions



BICYCLE NETWORK

Bicycle infrastructure is extremely limited within Southeast Denton. The few bicycle paths that do exist are either side paths that double as sidewalks or they are streets with signage indicating that bikes are a shared use. Newly constructed trails, such as the DCTA trail which connects Denton to Lewisville offer the beginnings of much-needed bicycle connectivity. However, existing trails do not yet offer a broad network that connects neighborhoods to activity centers or the larger Denton community.

The City of Denton's 2022 Mobility Plan recommends additional separated bike lanes, shared-use side paths, and trails. However, the

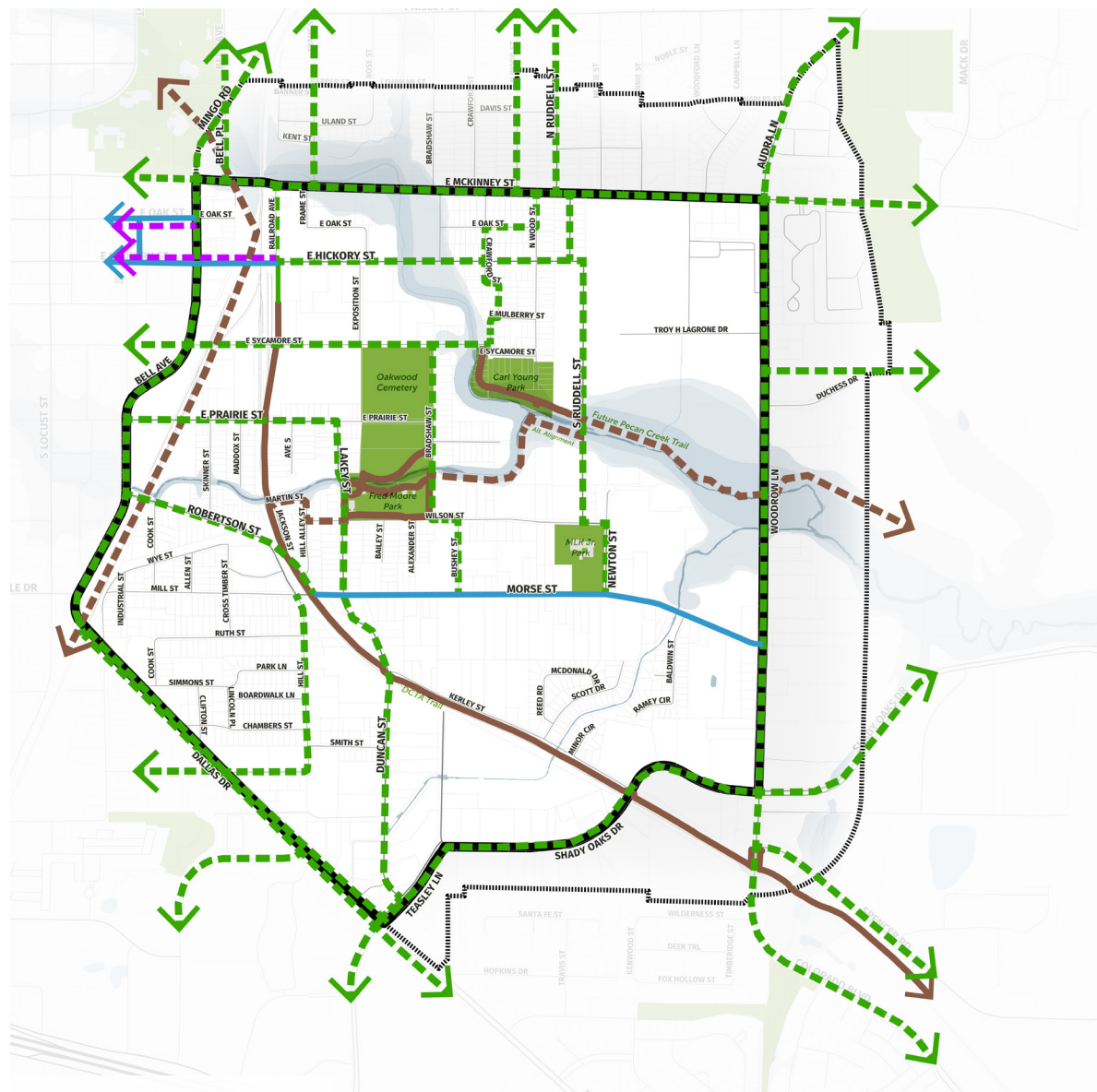
2023-2024 street reconstruction project was budgeted and designed before the adoption of the current Mobility Plan. Therefore, the roadway improvement projects that were in progress at the time of creation of this plan do not include many of the planned pedestrian and bicycle infrastructure segments.

Future road improvements should include the planned pedestrian and bicycle infrastructure in the 2022 Mobility Plan.



FIGURE 27. BIKE AND PEDESTRIAN PLAN (2022)

Source: City of Denton, TX



- Proposed Separated Bike Lane
- Existing Shared Street
- Existing Sidepath
- Future Sidepath
- Existing Trail
- Future Trail
- Proposed Southeast Denton Area Plan Boundary
- Proposed Transition Area Boundary

TRANSIT

Transit service in Denton is operated by the Denton County Transportation Authority (DCTA). The Downtown Denton Transit Center provides access to local and regional buses as well as the A Train, which connects south to Carrollton and to the Dallas Area Rapid Transit (DART) light rail system. Due to recent system changes, DCTA provides bus service only along East Hickory Street and McKinney Street. The remainder of Southeast Denton is served by DCTA's on-demand service, GoZone.

CRASHES

The Texas Department of Transportation collects and analyzes crash data submitted by law enforcement officers in its Crash Records Information System (CRIS). Figure 28 shows a heat map of crashes

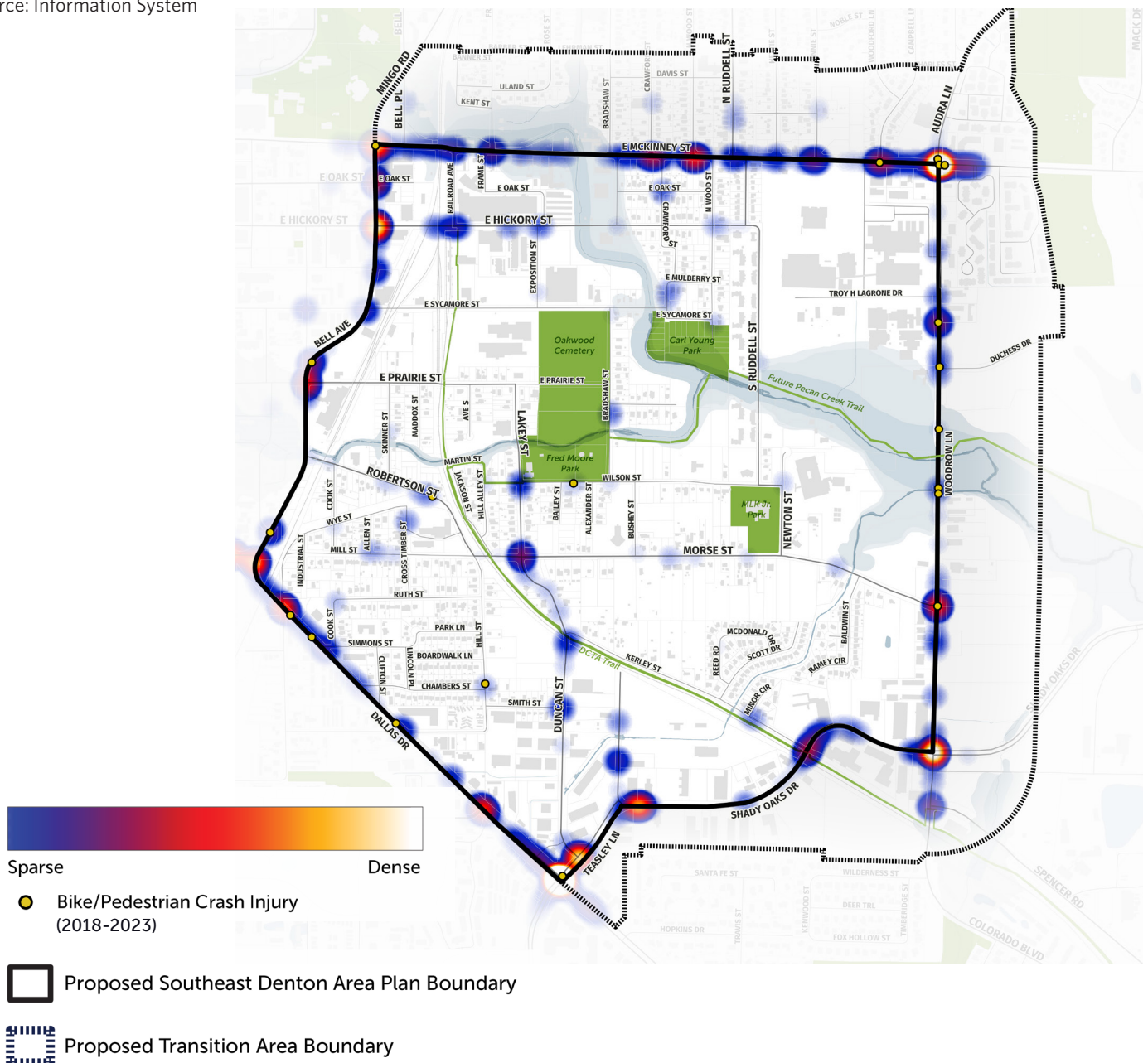
between 2018 and November of 2023 in Southeast Denton. In the past five years, there were 2,561 people involved in crashes in this area, 27 of whom were pedestrians or bicyclists.

People were most likely to be involved in crashes on the periphery roads, particularly at large intersections. Crashes on McKinney Street accounted for nearly 20% of the total number of people involved in crashes in Southeast Denton, indicating a need for additional pedestrian safety measures on McKinney Street.

In addition to the crashes on the periphery, the data also show East Hickory Street, Morse Street, Lakey Street, and Duncan Street to be hot spots for people involved in crashes.

FIGURE 28. CRASH INJURIES HEAT MAP

Source: Information System



COMMUNITY AMENITIES

Southeast Denton is home to several churches, including Pleasant Grove Baptist Church, St. Andrew Church of God in Christ, St. Emmanuel Baptist Church, Morse Street Baptist Church, Mt. Calvary Baptist Church and East Prairie Street Church of Christ, St. James AME, Mt. Pilgrim CME, and Simmons Street Church of Christ. Residents view these churches as important assets not just for worship, but also for their key role in promoting social connection within the community.

Rivera Elementary and Fred Moore High School are located within the study area. However, the attendance boundary for Rivera Elementary only includes the east side of Southeast Denton, extending outside the study area across Woodrow Lane to the east and south of the study area. Fred Moore High School was originally named the Frederick Douglass School and served the Black community of Denton starting in 1909. The current building was built in 1948 and two years later was named after Fred Moore, a former teacher and principal at Douglass School who remained connected to the community. Today, this school is a Choice School that serves the entire Denton Independent School District. It provides accelerated graduation and alternatives to traditional high school and attracts students from throughout the district.



St. James AME Church



American Legion Hall



MLK Jr. Recreation Center



FIGURE 29. COMMUNITY AMENITIES DISTRIBUTION

Source: HDR research



- Churches
- Proposed Southeast Denton Area Plan Boundary
- Proposed Transition Area Boundary

RETAIL

Residents of Southeast Denton have limited retail and restaurant choices within the core of the community. The closest stores selling food are two convenience stores north of McKinney Street; the convenience stores do not offer any fresh foods and only carry very limited supplies of packaged foods. Kroger, Aldi, and Walmart are all a few miles away and necessitate a car for access. Pedestrian access to Denton's downtown restaurants is inadequate, particularly for the mobility impaired. Most of the commercial parcels on the land use map are service or business-oriented uses such as pawn shops, storage centers, automotive uses, and industrial supply stores, which do little to meet the community's day-to-day retail needs.

Clara's Kitchen, Veronica's Café, and other restaurants along McKinney Street and Dallas Drive serve as local gathering spots.



Veronica's Cafe



1302 Teasley Lane



625 Dallas Dr.



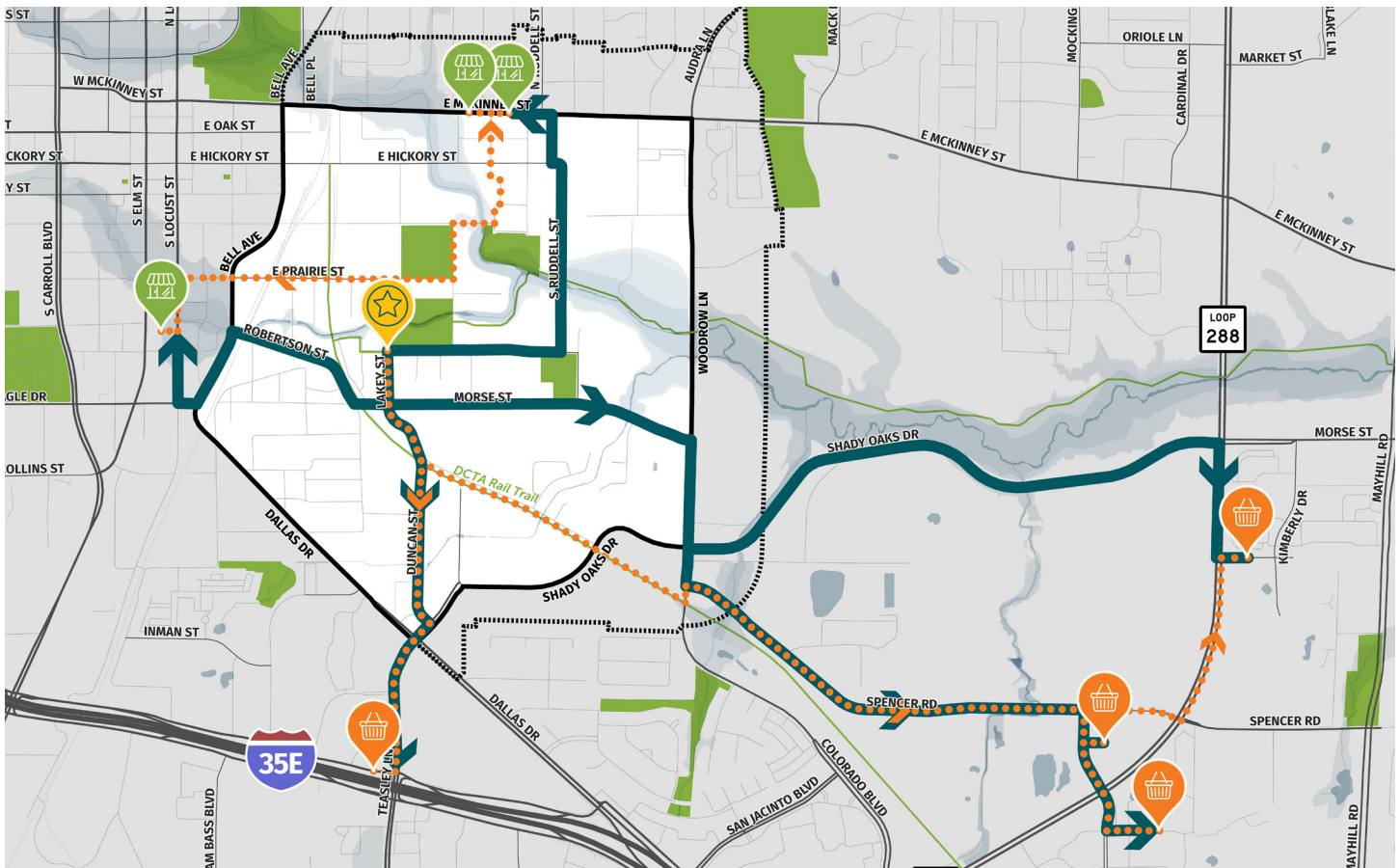
Clara's Kitchen







608 E. Hickory Street

FIGURE 30. ROUTES TO GROCERY AND CONVENIENCE STORES

Source: ESRI



-  Grocery Store
-  Convenience Store
-  American Legion Hall Senior Center
-  Driving Route
-  Walking Route



COMMUNITY ENGAGEMENT

By listening to the Southeast Denton community to incorporate their solutions, dreams, and ideas, this plan attempts to strengthen the Southeast Denton area for existing and future residents and stakeholders as well as those interested in joining this cohesive, connected community in the future.



Listening to the Community

The planning process started with acknowledging past harm — forced removal in the 1920s, a proposed Urban Renewal demolition plan in the 1960s—as well as current concerns with development activities. The process continued with data gathering, robust community engagement, and guidance from technical experts.



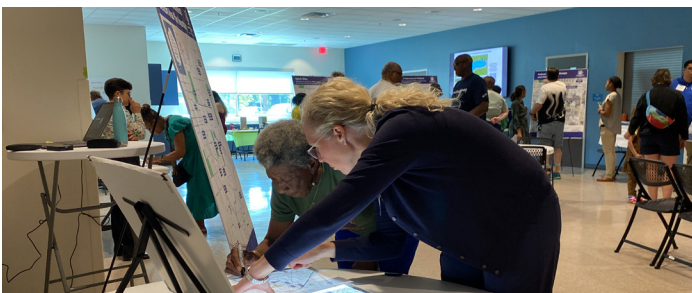
IMPLEMENTATION WORKSHOP

- **Listening Sessions:** The team held multiple meetings with residents and stakeholders to listen deeply to their stories, their dreams, and their desires for their neighborhood, as well as their fears and their anger about the past. Participants identified several key concerns, some of which have already been addressed as quick wins.
- **Stakeholder meetings:** The team met with several community stakeholders to better understand the history of the area and the issues important to residents now.
- **Steering Committee:** The Steering Committee met regularly to add insight and to provide feedback on the information gathered and analysis completed.



COMMUNITY LISTENING SESSION

- **Intercept Surveys and Pop-Up Events:** To reach a more representative sample of stakeholders, the team hosted pop-up events and collected intercept survey responses at various locations and times to connect with community members. Some locations and events included the MLK Jr. Recreation Center, Veronica's Café, and both the 2023 and 2024 Juneteenth events in Denton.
- **Visioning Workshop:** Meeting held to share preliminary concepts with the public and to collect feedback. The project team asked community members to draw their ideal SEDAP boundary. Participants also provided ideas about capital improvement projects, quick wins, pedestrian and bike access, parks, housing, and economic development.



VISIONING WORKSHOP

- **Visual Preference Surveys and Boundary Establishment:** Using the information gathered at the Visioning Workshop, the team went out into the community, specifically to determine the preferred housing and commercial building styles and finalize the study area boundary. The data previously collected was aggregated into three possible boundary maps. Participants were asked to vote on the map which best represented their idea of Southeast Denton.
- **Implementation Workshop:** The team met with staff from various agencies and entities in the Denton area, such as the appraisal district, the County, and various City departments, to discuss the feasibility of various implementation ideas.



INTERCEPT SURVEYS

- **Online Engagement:** The team also gathered input from the public through an online survey and forum on "Discuss Denton" that allowed people to get involved and find out about in-person engagement and community surveys in their area.



STEERING COMMITTEE MEETINGS

WHAT

The project team presented updates on findings, proposed recommendations, and potential actions at four steering committee meetings. During each presentation, steering committee members provided context and feedback.

WHY

To ensure that key stakeholders guided the planning process and that the plan remains relevant to the community.

Results

The 11 member steering committee representing local residents, pastors, and community advocates played a crucial part in the goals, objectives, recommendations, and actions included in this plan. Here is what they represented as key wants and desires of the community:

The community is in favor of community benefit agreements.

There should be a focus on attainability rather than affordability.

Investigate how nearby areas could support Southeast Denton.

Highlight the diversity of Southeast Denton.

Most of the residents work outside of Southeast Denton.

Develop infrastructure that meets residents' needs.

Introduce missing middle housing in the community.

Develop key street cross sections within the community.



LISTENING SESSIONS

WHAT

Community meetings that started with acknowledging the harm that existing plans and zoning ordinances have inflicted on communities, apologizing for that harm, and seeking to atone by listening to the concerns of the community.

WHY

To hear and incorporate concerns of the residents into the plan and ensure it represents the current and future needs of the community.

SIX in-person listening sessions
ONE virtual listening session
75 Attendees

Results

Here are the main themes of the discussions:

Many unjust practices were inflicted upon Black residents, and families have not forgotten this history.

Residents are frustrated by the lack of communication regarding the Southeast Denton road reconstruction project.

Speeding on some local streets is a concern.

Parks and community facilities are cherished amenities.

Feelings were mixed about housing and affordability.

Property tax increases triggered by new development drive gentrification fears.

Residents feel the pressure that change is coming.

Community consultation must improve for planning and rezoning.

The City can improve its relationship with the community.

Infrastructure must be improved, with a focus on safety.



VISIONING WORKSHOP

WHAT

Open house with multiple activities to ask participants what capital improvement projects they prefer, ideas for quick wins, pedestrian and bike improvements, park and trail ideas, areas of change and stability, what they love, and what they would like to remove.

WHY

To understand the general perception, collective needs, opinions, and desires from the community. Information gathered from workshops and surveys forms the basis of the plan's recommendations.

Results

Through multiple activities the community revealed:

What they love about SE Denton:

Green spaces, parks, churches, community scale.

What they want to remove from SE Denton:

Cement plant on Prairie Street, remove pressure to increase density, potholes and breaks in sidewalks, jails, constant and excessive roadwork.

What they want to keep in SE Denton:

Community's social connections, Black history of the area, mixed income, affordable housing - two story single family, duplexes, foupplexes, townhouses etc., parks and open spaces, neighborhood retail and restaurants.

What they want from SEDAP:

Ideas for quick wins:

Bike racks at businesses west of Bell Avenue, more benches and shade for people walking, more lighting on pathways, bike parking in the parks, additional trash cans in public areas, more street trees.

What is their dream for SE Denton:

No gentrification, community market, streetlights and shade, not to be commercialized, owner occupied housing, community events, improved infrastructure: Better pedestrian connections to downtown, more sidewalks, a safe way to cross McKinney Street, slower traffic on Morse Street.



INTERCEPT SURVEYS

WHAT

Multiple forms of community engagement at events, in front of recreation centers, and at local restaurants focused on meeting people where they are and hearing their input on the needs of the community.

WHY

To ensure the diverse members of the community that did not come to meetings had their voices and ideas incorporated into the Southeast Denton plan.

FOUR intercept surveys
109 people participated

Results

The community voiced their concerns for their community, and voted on various forms of housing and commercial buildings, the area boundary, street designs, and strategies in the plan. Here are the community's overarching concerns:

Cleanliness and Safety.

Lack of investment in infrastructure and amenities.

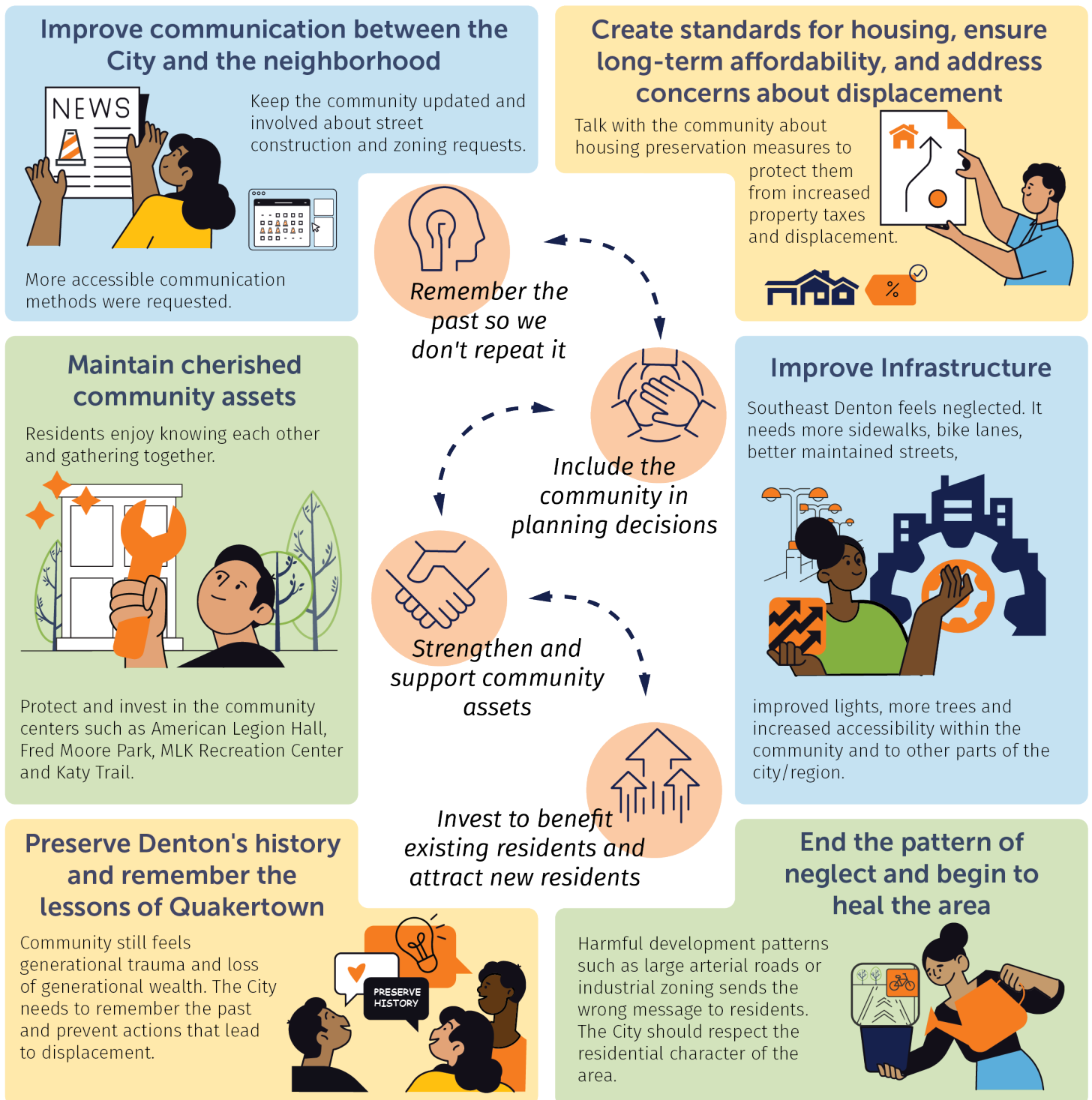
Mixed views about the increase of apartments in Southeast Denton.

Housing affordability and availability.

Maintaining Southeast Denton's wonderful sense of community.

FIGURE 31. COMMUNITY ENGAGEMENT KEY TAKEAWAYS

The key themes that emerged from the various engagement activities are shown in the graphic below.



Vision for Southeast Denton

Our vision for Southeast Denton is a harmonious future that ensures a diverse, resilient and inclusive community for generations to come. We will be a vibrant community that the City cultivates trust with, and that cherishes and preserves our rich Black history and culture, discourages gentrification, ensures shared prosperity, and elevates the overall quality of life through strategic investments.



RECOMMENDATIONS

Recommendations provide the broad picture of how to achieve the envisioned future of SEDAP. It lays out the desired outcomes and goals that emerged as the direct result of existing conditions analysis, and community and stakeholder engagements. Specific strategies and action steps are identified to achieve each of the goals. Future land use map and mobility networks are a major component of the SEDAP recommendations.



Desired Outcomes

Community outreach culminated in a plan that celebrates the cohesiveness of this community by focusing on the following desired outcomes:

1. Southeast Denton will receive its fair share of political, economic, and social investment from the city to repair past harms.
2. Southeast Denton is a multicultural and diverse community that continues to celebrate its Black cultural roots.
3. The Southeast Denton community has strong, connected neighborhoods whose residents desire a variety of housing types and pricing options to allow a diverse range of ages and incomes to call this area home.
4. Southeast Denton will have a safe, accessible, and connected network for all modes of travel (pedestrians, bicyclists, transit, automobiles) to travel within and outside the neighborhood.
5. Southeast Denton residents will be able to enjoy public spaces and amenities (parks, programming, activities) that are equitable with the public spaces and amenities found elsewhere in Denton and the metroplex in quality, access, and availability.

Goals

The recommended strategies and actions are based on five goals derived from the feedback received from the community during an extensive public engagement process (see Community Engagement Chapter). The goals for the Southeast Denton study area plan are:

1. Build trust within the community and with the City as a whole
2. Honor the culture and heritage of Southeast Denton
3. Invest in economic prosperity
4. Strengthen neighborhoods and housing affordability
5. Elevate the quality of public amenities and infrastructure
6. Create a safe and connected, multi modal travel system



GOAL 1: BUILD TRUST WITH THE COMMUNITY AND WITH THE CITY AS A WHOLE.

The trauma of forcible relocation of Quakertown in 1923, negative impacts of land use decisions in and around the neighborhood, and lack of equitable public investment over the years compared to other parts of Denton have created a multi-generational distrust of local government in the Southeast Denton community. The recent development of new, higher density residential and mixed-use projects around the edges of the study area combined with a lack of communication and information flow between the city departments and the residents has fueled the fears of another forced displacement for the residents of Southeast Denton. The strategies in this section are focused on building community trust and partnership with the City to implement the vision articulated in this Plan.

STRATEGY 1.1: DEVELOP AND IMPLEMENT AN ANTI-DISPLACEMENT ACTION PLAN SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA TO SUPPORT HOUSING STABILITY FOR BOTH RENTERS AND HOMEOWNERS.

Anti-displacement plans are used in neighborhoods experiencing rising rents and home prices by protecting existing residents and giving them more time and ability to choose if or where to move. Anti-displacement action plans offer tools and programs to anticipate and respond to displacement pressures from rising rents and home prices in Southeast Denton.

- **Action 1.1.1:** Budget funds to help support the tenant-based eviction prevention program with legal representation to forestall eviction.
- **Action 1.1.2:** Develop a series of pre- approved Accessory Dwelling Unit (ADU) designs for common lot sizes and existing ADU requirements to help homeowners speed development review and construction process.
- **Action 1.1.3:** Amend the Denton Development Code to remove minimum parking requirements for Accessory Dwelling Units.
- **Action 1.1.4:** Increase home repair and modification loans/grants to low-income homeowners in Southeast Denton to help homeowners address code violations, reduce energy costs, and create safe and age-friendly homes.
- **Action 1.1.5:** Collaborate with the Denton Central Appraisal District (Denton CAD) to ensure equitable appraisal methodologies provide market value based on the age and condition of individual homes and by raising the homestead, disabled person, and over age 65 exemption rates to the state limit for municipalities.

STRATEGY 1.2: CREATE A SOUTHEAST DENTON COMMUNICATION STRATEGY SPECIFIC TO SOUTHEAST DENTON STUDY AREA.

A communication strategy is a plan that outlines how the City will communicate with Southeast Denton residents. It includes a set of goals and objectives, key messages, communication channels, tactics, and metrics to measure the success of the communication efforts. Effective communication is vital for building trust, encouraging citizen compliance, and can help City staff build understanding and support between the City Hall and Southeast Denton residents.

- **Action 1.2.1:** Create a consistent city-wide communication strategy for all departments to follow.
- **Action 1.2.2:** Develop communications materials that include visual descriptions in addition to concise writeups and is distributed through validators, ambassadors, and influencers that have the trust of the community.

STRATEGY 1.3: DEVELOP A PROGRAM TO RECRUIT MORE PARTICIPANTS FOR THE DENTON 360 PROGRAM FROM SOUTHEAST DENTON STUDY AREA.

Denton 360 is a citizen leadership academy designed to create better informed and engaged residents by introducing them to the innerworkings of local government empowering them to participate more actively in decision- making. Despite historic program success, Southeast Denton residents have rarely been involved in Denton 360. Recruiting more Southeast Denton residents in Denton 360 will improve residents' understanding of local government and City staff's knowledge of community issues and concerns. This collaboration can improve the lines of communication and relationship between Southeast Denton residents and the City Hall.

- **Action 1.3.1:** Identify barriers to Southeast Denton resident participation in Denton 360 and implement a redesigned program, specially targeted towards younger generations (under 40 years old).

GOAL 2: HONOR THE CULTURE AND HERITAGE OF SOUTHEAST DENTON.

In addition to the fear of displacement, the residents of Southeast Denton also fear that the social and physical changes in the area will soon lead to residents and visitors no longer being able to recognize the place and people that once called this area home. Southeast Denton is home to the descendants of families who settled here after being forcibly removed from nearby Quakertown. This community has planted deep roots in Southeast Denton despite the painful history and the decades of injustices that followed. These roots have made this community rich with culture and pride. The strategies in this section focus on honoring and preserving the historically significant memories and culture that has defined this area for over a century.

STRATEGY 2.1: USE HISTORIC PRESERVATION TOOLS AND PROGRAMS, ESPECIALLY CONSERVATION DISTRICTS TO RECOGNIZE THE BUILT ENVIRONMENT AND THE FAMILIES WHO CREATED IT.

Individual historic landmarks and conservation districts are tools that preserve the exterior character or aesthetics of a structure. Historic landmark designation can protect vital historic assets in an area from threats such as encroaching development and disrepair. Historic assets can be protected at the national, state, or local level. A conservation district is a zoning tool to preserve the neighborhood's sense of place through architectural standards, development standards and special zoning provisions.

- **Action 2.1.1:** Conduct a historic resource survey of historic assets that are not yet locally designated, particularly the long-standing churches and original homes.
- **Action 2.1.2:** Hold workshops to educate residents on the benefits of historic landmark designation and conservation district designation as well as help property owners pursue historic landmark status on their property.
- **Action 2.1.3:** Apply for state and federal funding opportunities for churches, homes, and commercial properties, including Certified Local Government grants and African American Cultural Heritage Action Fund provided through the National Trust for Historic Preservation.

STRATEGY 2.2: DEVELOP AND IMPLEMENT A SOUTHEAST DENTON HISTORY AND CULTURAL ROOTS PRESERVATION PROGRAM TO RECOGNIZE THE CULTURE AND THE FAMILIES WHO CREATED IT.

A preservation program for Southeast Denton would ensure that whatever demographic changes occur in the future, the physical environment will preserve and maintain remembrance of the area's cultural roots. Harlem in New York is a good example of maintaining the Black roots and history of an area. Maintaining a connection to the past also provides a sense of unique identity, inclusion, and belonging to the entire community.

- **Action 2.2.1:** Review, amend, and implement the Original Denton Cultural District boundaries to reflect the Southeast Denton Study Area and the Downtown Area separately.
- **Action 2.2.2:** Create Southeast Denton Cultural District that acknowledges the community's cultural roots by preserving, restoring, and developing physical and culturally significant elements of the area.
- **Action 2.2.3:** Activate the new Southeast Denton Cultural District through various activities such as a Heritage Walk, a cultural map, special signage, crosswalks with mural designs at intersections in the District, an archival event with the community to gather and document oral histories and displaying these at the American Legion Hall and/or MLK Jr. Recreation Center.

GOAL 3: INVEST IN ECONOMIC PROSPERITY.

The main purpose of the strategies and actions in this section is to help create and keep the wealth in Southeast Denton and kickstart and advance larger investments or broader organizational/community goals. A mix of people-based and place-based economic development helps to maintain the close-knit community culture and character and ensures that Southeast Denton has a physical environment that fosters active businesses, access to jobs, and growth opportunities.

STRATEGY 3.1: DEVELOP AND IMPLEMENT PEOPLE-BASED ECONOMIC DEVELOPMENT SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA.

People-based strategies strengthen small businesses, provide needed social services, and concentrate on building capacity. These strategies acknowledge the realities of community members' lives, including a need for flexible daycare opportunities, workforce education, mentoring opportunities, support for young people, and crime reduction and safety.

- **Action 3.1.1:** Amend regulatory barriers for home-based businesses, for example, by removing the Specific Use Permit (SUP) requirement for small Family Home Day Cares in residential districts.
- **Action 3.1.2:** Provide financial assistance to reduce Stoke (Stoke provides workspace, office amenities and a supportive, resourceful community for startups, entrepreneurs, remote workers, freelancers, small businesses, and tech-enabled companies and provides programming and events to foster growth and collaboration) membership costs and market this and other opportunities such as maker spaces, pop-up markets, and events available to entrepreneurs and small businesses to Southeast Denton residents.

STRATEGY 3.2: DEVELOP AND IMPLEMENT PEOPLE-BASED ECONOMIC DEVELOPMENT SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA.

Place-based economic development activities focus on supporting the built environment of an area by enhancing buildings, infrastructure, and other physical improvements in the area to improve the lives of all of the people who live and work there. These strategies provide suitable spaces for small businesses to incubate, offer gathering spaces for people to exchange ideas, and activate new clusters of economic activity.

- **Action 3.2.1:** Create economic development incentive packages, including Tax Increment Financing (TIF), Chapter 380 grants, and property tax abatement, to support these activities and to draw small fresh-foos stores or full-service grocery store chains to Southeast Denton.
- **Action 3.2.2:** Re-imagine underutilized light industrial space in Southeast Denton, especially along the southern border of the study area by amending the future land use plan to expand the Community Mixed Use land use and adding a commercial zoning overlay.
- **Action 3.2.3:** Identify vacant commercial buildings or sites to repurpose the space to: establish a market using parking lots or park property to allow food trucks, craft vendors, small businesses, and kiosks to allow start-up businesses to foster a loyal client base before making larger investments; and/ or create off-site commercial kitchens in a re-imagined business incubator space to establish new restaurants, bakeries, or packaged food creators; and/or initiate a grocery co-op, community gardens, community kitchens, and/or fresh food pantries by working with non-profits in the area.
- **Action 3.2.4:** Amend the Downtown Tax Increment Finance (TIF) District (TIRZ #1) Financing Plan to include TIF funding for portions of Southeast Denton because the stability of Southeast Denton is vital to the success of the eastern portion of the Downtown TIF district. Such funding should include home repair and homebuyer assistance and additional pedestrian facilities to connect Southeast Denton to downtown, street trees, etc. (TIF funding may be used outside the TIF district for affordable housing and pedestrian linkages into the district).

STRATEGY 3.3: ESTABLISH A NEIGHBORHOOD EMPOWERMENT ZONE (NEZ) TO SPUR COMMUNITY INVESTMENT, REDUCE TAXES, AND INCREASE AFFORDABLE HOUSING AND ECONOMIC OPPORTUNITIES IN SOUTHEAST DENTON.

In a NEZ area the City can encourage actions such as renovation and new construction of affordable housing, investing in a new business, or improving commercial space in exchange for development fee reimbursements, property tax abatements, and sales tax refunds. This helps to lower the financial burden on the property owner in the first few years after the investment.

- **Action 3.3.1:** Create a NEZ program statement, including the purpose of the program, the benefits of the zone, participation requirements, and compliance criteria.
- **Action 3.3.2:** Designate a NEZ boundary and follow steps Sec. 380.003 in Chapter 378 of the Texas Local Government code to establish a NEZ in Southeast Denton, including required public notice and hearings. Implement and market the NEZ by creating application materials, a procedure manual, and a guidebook for applicants and create outreach material to encourage participation in the program.

GOAL 4: STRENGTHEN NEIGHBORHOODS AND HOUSING AFFORDABILITY.

The main purpose of the strategies and actions in this section is to maintain the existing character of the neighborhoods, reduce speculation and help keep the rate of land value growth from rising too fast, and prevent encroachment of large-scale downtown-style developments in Southeast Denton, and help existing homeowners stay in their homes.

STRATEGY 4.1: ESTABLISH OVERLAY DISTRICTS TO PROTECT EXISTING NEIGHBORHOOD SCALE AND CHARACTER.

Overlay districts work in conjunction with the underlying zoning district to provide additional regulations in a designated area. These districts can limit height, allow additional uses, require a higher design standard, adjust parking regulations, or anything else normally regulated through zoning. Southeast Denton residents' welcome new development in the area if it respects the scale and feel of the existing neighborhood, such as moderately sized single-family homes, duplexes, triplexes, small apartment buildings, and pocket neighborhoods clustered around a central courtyard or green space. limit the scale, design, and urban pattern of developments/redevelopments in Southeast Denton.

- **Action 4.1.1:** Create a residential overlay district as shown in Figure 32 to maintain the scale and character of the neighborhoods while fostering community investment to create livable and inclusive neighborhoods for all who want to call Southeast Denton home. Overlay standards may include, but are not limited to, limiting height to two stories, allowing infill on small lots, requiring enhanced front elevations such as larger windows and covered porches.
- **Action 4.1.2:** Create a commercial overlay district as shown in Figure 32 that focuses on walkable neighborhood design and uses, including, but not limited to, limiting building height, removing barriers to redevelop smaller infill lots, reducing parking and requiring it to be located behind buildings, requiring enhanced front elevations such as larger windows and pedestrian-scaled entrances, and ensuring larger tracts include a well-defined, walkable transportation network.
- **Action 4.1.3:** Create a live-work overlay district as shown in Figure 32 that focuses on allowing small mom and pop retail such as bookstore, toy shop, coffee shop, music store, barber shop, hair salon/spa, small incubator space, resale clothing etc. in a portion of a single family home with a portion being used as a residence simultaneously. Require design standards from the residential overlay in Action 4.1.1 to be applied in this live-work overlay also.

FIGURE 32. PROPOSED OVERLAYS

Source: HDR

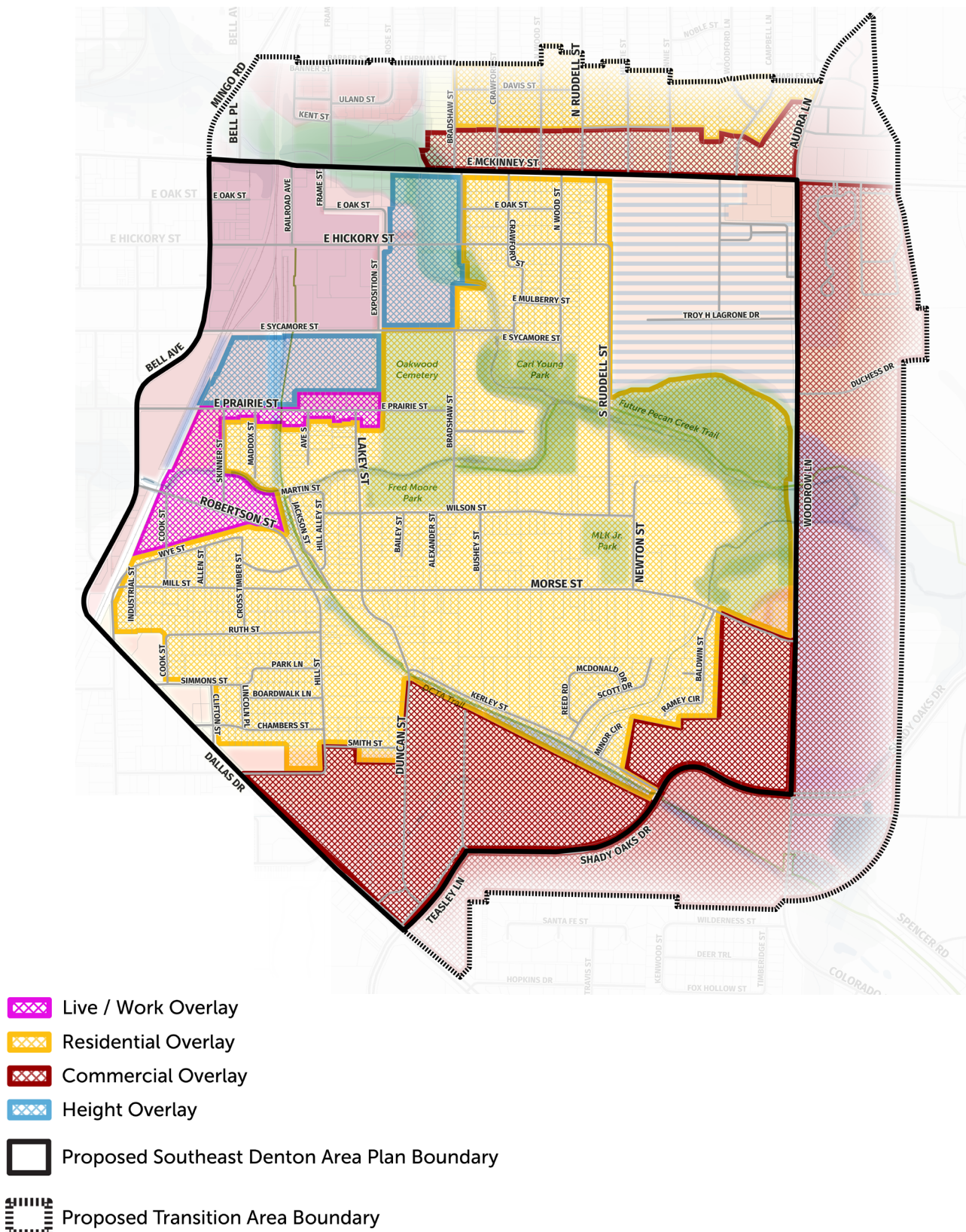


FIGURE 33. EXAMPLES OF DESIRED SCALE AND CHARACTER

Sources: Adobe Stock and HDR





MULTIFAMILY APARTMENTS



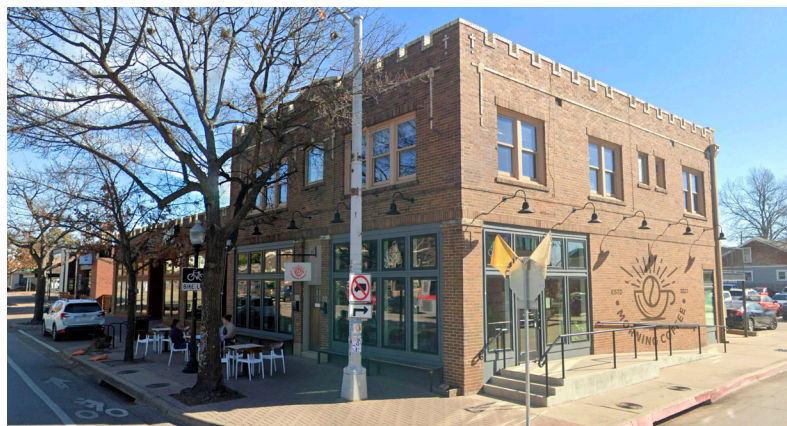
SINGLE FAMILY HOME AND BUSINESS



SMALL RETAIL SHOP



STRIP MALL



MULTI-STORY WALKABLE RETAIL

Note: These images were scored as desirable by 70% or more respondents to the visual preference survey.

STRATEGY 4.2: ADJUST THE PROPOSED FUTURE LAND USES IN THE DENTON 2040 COMPREHENSIVE PLAN FOR SOUTHEAST DENTON TO MATCH THE FUTURE LAND USES SHOWN IN FIGURE 33 AND IMPLEMENT THESE LAND USE RECOMMENDATIONS THROUGH REZONING.

The purpose of small-area plans is to further refine the future land uses recommended in the citywide Denton 2040 Comprehensive Plan to a specific area to align future development/redevelopment with each community's specific needs. The actions below will ensure that in addition to allowing all people that wish to live in Southeast Denton can afford to do so, future developments will be compatible with the existing areas that the community wishes to preserve.

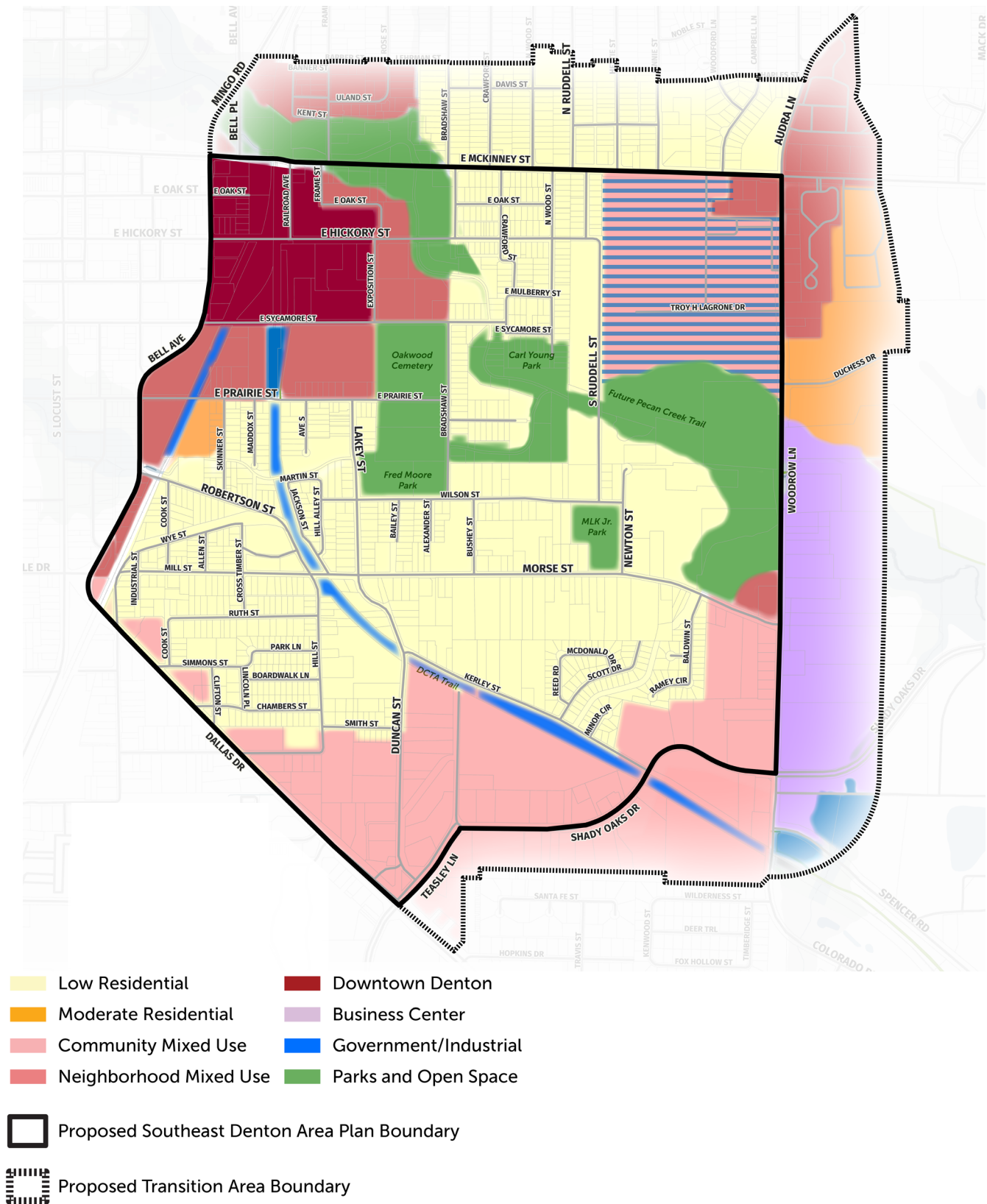
- **Action 4.2.1:** Rezone the existing Light Industrial zoned areas in the south portion and the existing Suburban Corridor zoned area in the northeast portion of the study area (See Figure 15) to be compatible with the community mixed use description in the Denton 2040 Comprehensive Plan.
- **Action 4.2.2:** Coordinate with Denton County on facility planning efforts to ensure land uses and design of the County property is compatible with surrounding neighborhoods.
- **Action 4.2.3:** Rezone a portion of the existing Mixed Use Neighborhood zoning east of the railroad to Moderate Residential zoning to allow transition to low density residential areas, and add a height overlay to the Mixed Use Neighborhood zoning as shown in Figure 32 to allow compatible transition between the Downtown Core zoning height requirement and the new residential/commercial overlay district height limits.
- **Action 4.2.4:** Rezone the Light Industrial zoned area at the northwest corner of the Morse Street and Woodrow Lane to Neighborhood Mixed Use zoning.



FIGURE 34. PROPOSED FUTURE LAND USE PLAN

Source: HDR

Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



STRATEGY 4.3: ESTABLISH A NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) IN SOUTHEAST DENTON STUDY AREA.

NRSAs help ensure revitalization efforts (such as increased home ownership, home repair programs, economic development efforts, and additional investment in the NRSA) work together to benefit the existing low- and moderate-income residents of the NRSA. The key benefit of establishing a NSRA is that it offers significant additional flexibility in the federal Housing and Urban Development's (HUD's) otherwise stringent Community Development Block Grant (CDBG) regulations. They also allow cities to use CDBG grants to focus efforts in a geographically specific area. CDBG funds can be used for housing construction and rehabilitation, public facilities improvements, homeownership assistance, economic development assistance, and other similar uses.

- **Action 4.3.1:** Draft and submit an NRSA application to HUD and develop involvement from other organizations as part of the NRSA application leverage requirement.

STRATEGY 4.4: INCREASE ACCESS TO CAPITAL IN SOUTHEAST DENTON STUDY AREA BY CREATING A CONSORTIUM OF BANKS FOR MORTGAGE LENDING.

This is a market-based approach to improving lives in Southeast Denton and requires very little City financial investment. This would be a proactive effort to prevent predatory lenders and encourage investment in Southeast Denton study area that historically has not had equitable access to banks and finance. This strategy would signal that Denton has a culture of encouraging banks to increase access to the capital needed for Southeast Denton and its residents to thrive.

- **Action 4.4.1:** Establish a community investment committee that is responsible for working with bankers and lenders to establish equitable lending practices for housing and small businesses.

STRATEGY 4.5: COORDINATE WITH DENTON INTERDEPENDENT SCHOOL DISTRICT (DISD) TO ENSURE THE SOUTHEAST DENTON STUDY AREA SCHOOLS SERVE AS NEIGHBORHOOD SCHOOLS.

Neighborhood public schools have the potential to be the centers of their community, to be the driving force of a prosperous community, and serve as anchor institutions in their communities, by hosting various sporting events, theater performances, and community-directed events. The closer a student lives to their school, the more access the parents will have to the resources at that school. Families who currently don't have the time or resources to travel to their children's distant schools, will have the ability to participate in their education if they go to a school within the neighborhood. With increased access to the schools, parents will become more involved. Families will become interwoven through their strong neighborhood public schools. As the students begin to develop life-long relationships through their neighborhood schools, the parents will also develop strong relationships. The relationships developed in school will create stronger family ties within the neighborhood, ultimately leading to an environment of communal cohesion and trust.

- **Action 4.5.1:** Work with DISD to adjust the attendance zone boundary for Rivera Elementary School to include the entire Southeast Denton study area to ensure that Southeast Denton families have a neighborhood school allowing the residents to save time and strengthen community bonds.

GOAL 5: ELEVATE THE QUALITY OF PUBLIC AMENITIES AND INFRASTRUCTURE.

Public amenities and infrastructure are a crucial factor in determining the quality of life for residents in a community. Neighborhood scale built environment can contribute to health, well-being, and happiness of the residents. Therefore, public amenities and infrastructure such as parks, open, natural, and green spaces, design of roadways and buildings that is based on improving participation and engagement, access, identity, safety, and inclusion enhances social interactions, leisure, health and safety in a neighborhood. This ultimately leads to subjective well-being and a higher quality of life for the entire community.

STRATEGY 5.1: UPGRADE THE EXISTING PARKS IN SOUTHEAST DENTON TO HIGHER-QUALITY PARKS.

Incremental (short-, mid-, and long-term) improvements to existing parks and facilities can improve aesthetics of an area and create a welcoming environment. Together, these increase opportunities for the community to gather outside, recreate, and engage in fitness activities, and they signal that a place is well-loved and cared for. Southeast Denton has two parks, two recreation/ community centers, publicly owned open space, and creeks running through the neighborhood. The MLK, Jr. Center and the American Legion Hall Senior Center are well-used local hubs of programming and activity. These existing amenities offer opportunities for beautifying Southeast Denton and adding to the recreational green space. Improvements that: add accessibility, increase safety/comfort, provide a variety of activities and experiences that appeal to a variety of users, and use park design and programming reflecting the culture and interests of community members will lead to a higher-quality parks system in Southeast Denton.

- **Action 5.1.1:** Implement key recommendations and action items in the 2022 Parks, Recreation, and Trails System Master Plan, improve existing parks, senior center, and recreation center in Southeast Denton, and improve access to regional facilities to serve some of the program needs in Southeast Denton.

STRATEGY 5.2: ENHANCE THE PHYSICAL QUALITY OF PUBLIC INFRASTRUCTURE THROUGH STORMWATER MANAGEMENT SYSTEMS IN THE SOUTHEAST DENTON STUDY AREA.

Southeast Denton's abundant green space, trees, and creeks provide an opportunity for the city to improve stormwater management and add to the City's park space at the same time. Developing stormwater management infrastructure in the area using design elements that serve as both utility and amenity such as rain gardens, bio swales, culvert removal, reintroduction of native vegetation and animals and nature reconnection and restoration will ensure that development reduces rather than exacerbating existing flooding and drainage issues in the area.

- **Action 5.2.1:** Create a stormwater management plan for the Southeast Denton area to address erosion, ponding, and stream bank issues by identifying streets, parks, and open spaces with severe erosion or ponding issues.
- **Action 5.2.2:** Update the relevant design manuals and ordinances to require projects to incorporate smaller-scale green stormwater and bio-infrastructure and identify techniques to restore the natural function of the Pecan Creek.
- **Action 5.2.3:** Purchase additional property near Pecan Creek to add to the City's inventory of park space and protect the trees to help mitigate the impacts of stormwater.
- **Action 5.2.4:** Facilitate environmental education programs to raise awareness about water quality by conducting an annual or biannual cleanup day for parks and creeks.

STRATEGY 5.3: ENHANCE PROGRAMMING AND CITY-SPONSORED EVENTS IN EXISTING PARKS AND RECREATION CENTERS IN SOUTHEAST DENTON.

Park programming is a way to increase the functionality of a park by making the space more effective and increasing usage by providing memorable experiences for everyone. In addition to improvements like interactive playgrounds, inclusive play structures, splash pads, outdoor fitness, etc. community events bring a community together for holidays or celebrations and create an avenue for a collaborative and inclusive interaction among the diverse populations and cultures. In addition to providing access to interim entertainment for the residents, hosting events and festivals in Southeast Denton would lead to capture of labor spend, increase in temporary labor hours, and increase in sales tax receipts. All these benefits can also help repair the perceptions in and around the study area both within Southeast Denton and the region.

- **Action 5.3.1:** Enhance existing gazebo/amphitheater and/or install a stage at Fred Moore Park and/or the MLK Jr. Recreation Center to show films from the Denton Black Film Festival and collaborate with the Storytelling, Blues, and Arts & Jazz Festivals to be hosted in Southeast Denton Parks as neighborhood events.
- **Action 5.3.2:** Improve collaboration between the Juneteenth Festival organizers and the Southeast Denton community to add oral history and storytelling at the Juneteenth events to ensure that keepers of local history have an opportunity to share that history before it is lost.
- **Action 5.3.3:** Offer small community grants to community leaders and organizers to host block parties and markets within the Southeast Denton community. These events could be around a season (i.e. Spring Fest or Fall Carnival) or they can be held around specific holidays and celebrations (i.e. MLK Day Festival, Cinco de Mayo, Hispanic Heritage Month, Earth Day Festival, Black History Month Kick Off, etc.)

GOAL 6: CREATE A SAFE AND CONNECTED, MULTI-MODAL TRAVEL SYSTEM

Transportation facilities provided within the street shape mobility and travel decisions, directly and indirectly impacting environmental quality, public health and safety, and quality of life. The type of travel system in an area can help create community wealth, foster inclusive growth, and maintain a character and culture, where people feel connected. The strategies for this goal focus on providing a more robust, connected roadway network in Southeast Denton that will differentiate between streets through adjacent land uses, and roads which are multimodal facilities that consider the context of the place and the function of the road, whether this be sidewalks, bicycle facilities, or transit integration.

STRATEGY 6.1: IMPROVE STREET NETWORK TO PRIORITIZE CONNECTIVITY AND MULTI-MODAL CONNECTIONS.

An improved street network would allow residents to choose from various modes of transportation, make navigation across Southeast Denton safer for people, especially children and people with disabilities, reduce carbon emissions by encouraging active modes of transportation (walking, biking, public transit), beautify the community, and help to spark economic growth by giving context to commercial developments next to the roadways.

- **Action 6.1.1:** Evaluate changing the existing street cross sections for Hickory Street, Morse Street, Duncan Street, Lakey Street, and Roberston Street. Also evaluate improvements along Bell Avenue, Woodrow Lane, and Sycamore Street at least through Southeast Denton area to more pedestrian and bike friendly multimodal corridors (See sample cross-sections in Figure 35).
- **Action 6.1.2:** Conduct public outreach, education, and coordination with residents as part of any roadway design and improvement program to ensure final street sections meet the needs of those who are most impacted.
- **Action 6.1.3:** Undertake a pilot program on Morse Street, and/or Lakey Street, and/or areas of Duncan Street as an intermediate solution and to test appropriate safety interventions with tactical urbanism approaches that use low-cost materials to experiment and gather input on potential street design changes such as reduced travel lanes, larger sidewalks, trees, medians, and bike lanes as shown in the recommended cross sections in Figure 35.
- **Action 6.1.4:** Fill in the sidewalk gaps along Morse Street, Roberston Street, Prairie Street, Duncan Street, and Bell Avenue.
- **Action 6.1.5:** Require public streets that increase connectivity in the street network through Southeast Denton as a part of future development/redevelopment on 5 acres or more in size in the Southeast Denton study area.

STRATEGY 6.2: ENHANCE PEDESTRIAN AND BICYCLE SAFETY AT INTERSECTIONS.

Currently, most of Southeast Denton's main roads have sufficient rights-of-way to re-purpose them in several different configurations to include on-street improvements such as traffic safety measures and pedestrian and bicycle facilities to enhance connectivity and safety on the roadways. This could include either on- or off-street separated bicycle paths, wider sidewalks, street plantings, upgrading existing street lighting, as well as adequate travel lanes.

Some ways of improving safety on roadways is to use traffic calming measures to reduce speeding that could include on-street parking lanes, vibrant crosswalks, speed tables at crossing points, vertical bollards between general purpose lane and on- street bike lane, planting street trees to create a visual perception of narrow streets, enforcing site triangles and so on.

- **Action 6.2.1:** Improve safety by installing ADA compliant pedestrian crossing signals, stop signs, and colorful crosswalk designs at the following intersections - Bell Avenue at Robertson Street, Prairie Street, and Sycamore Street, McKinney Street at Frame Street, Crawford Street and Woodrow Lane, and add a traffic signal at Woodrow Lane and Morse Street based on the recently conducted warrant study.
- **Action 6.2.2:** Improve safety for all users at the intersection of Smith Street and Duncan Streets. An example would be to enforce the sight triangle which would ensure clear visibility for turning vehicles at this intersection.



FIGURE 35. PROPOSED IMPROVEMENTS

Source: HDR

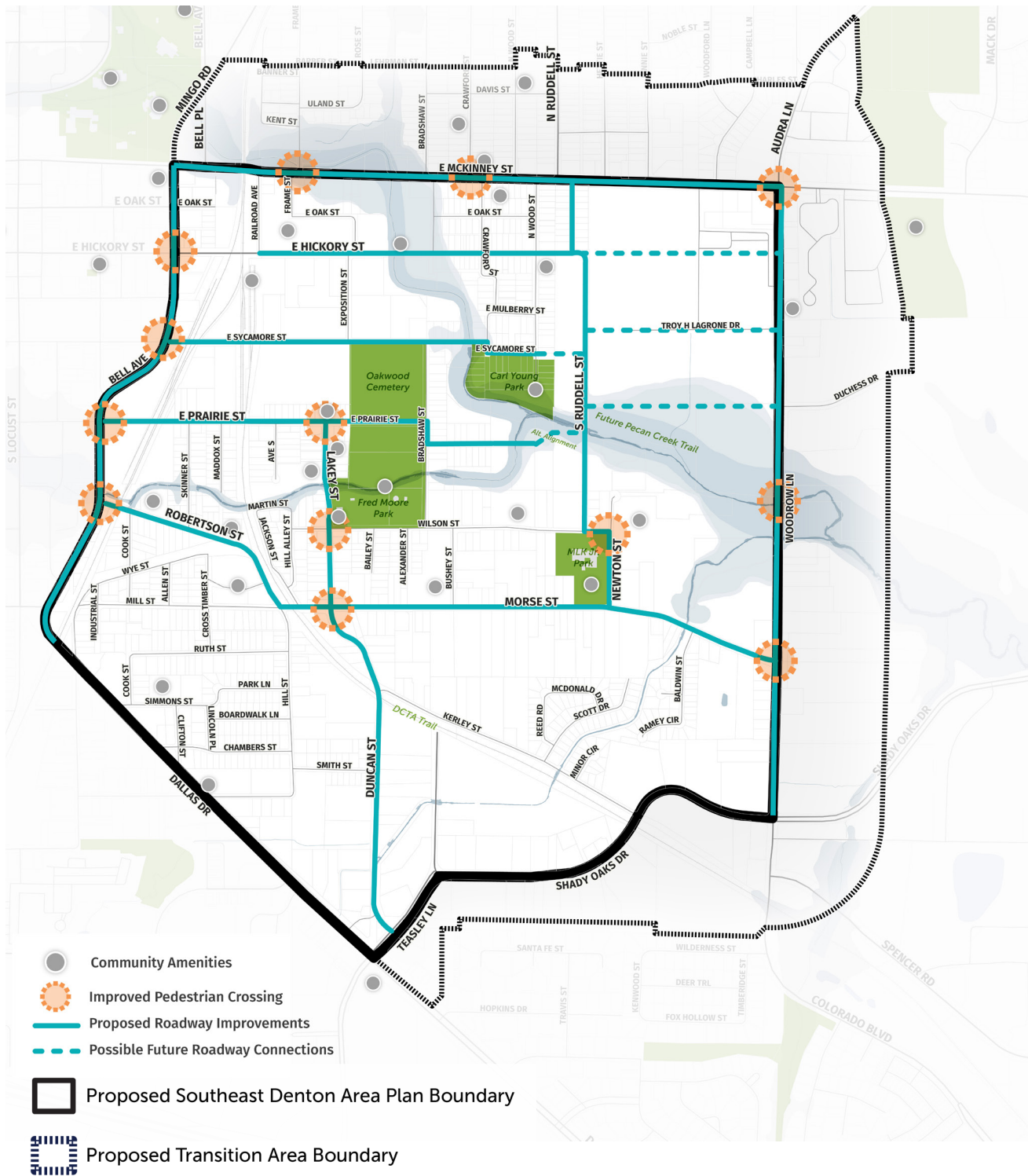
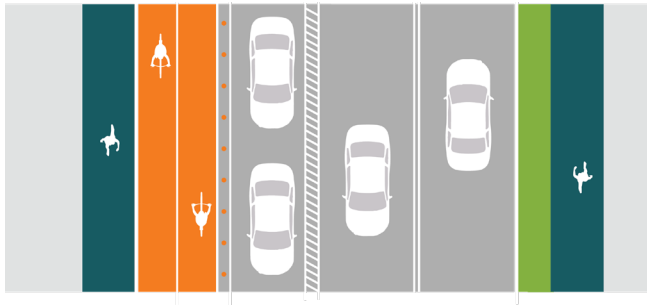
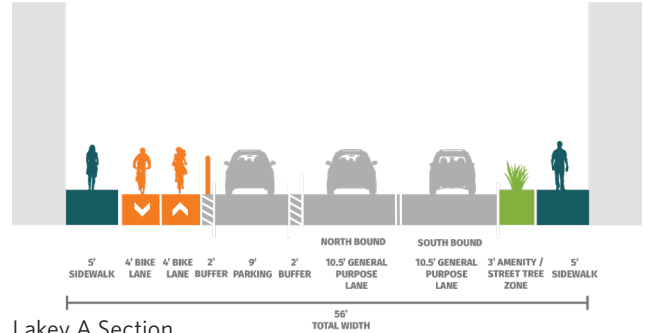


FIGURE 36. PROPOSED CROSS SECTIONS

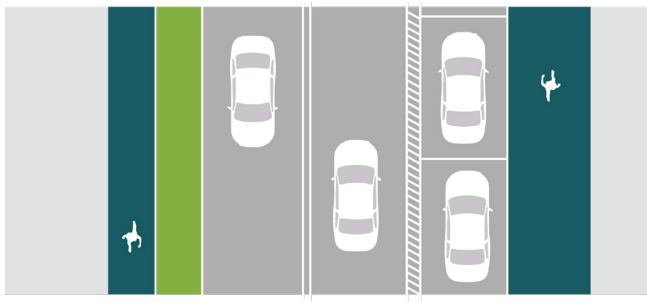
Source: HDR



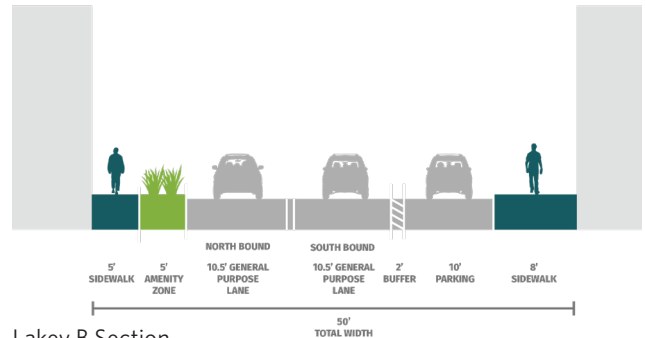
Lahey A Plan



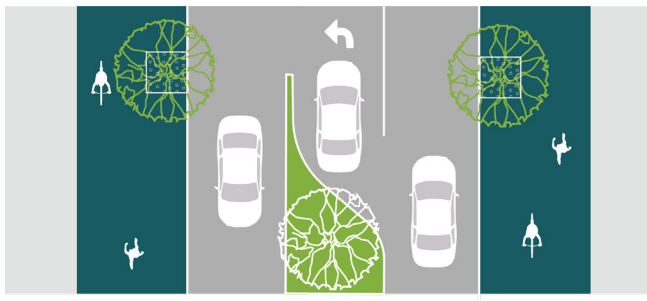
Lahey A Section



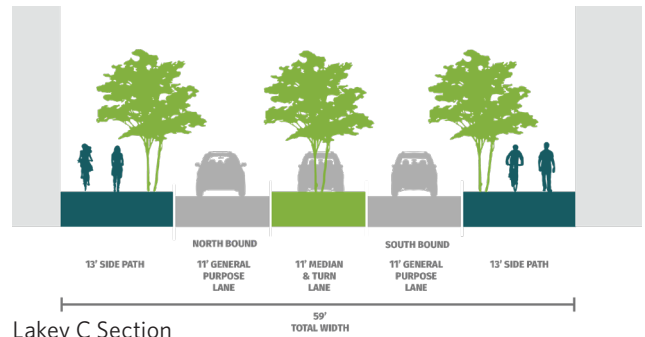
Lahey B Plan



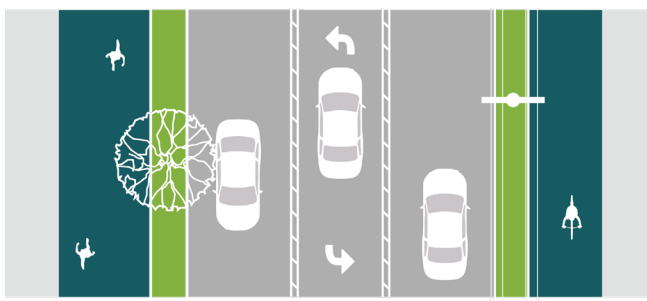
Lahey B Section



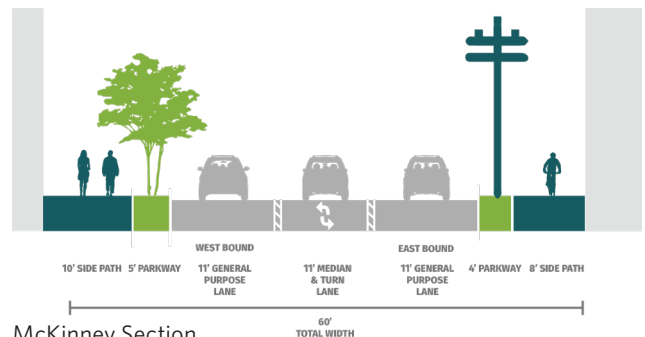
Lahey C Plan



Lahey C Section



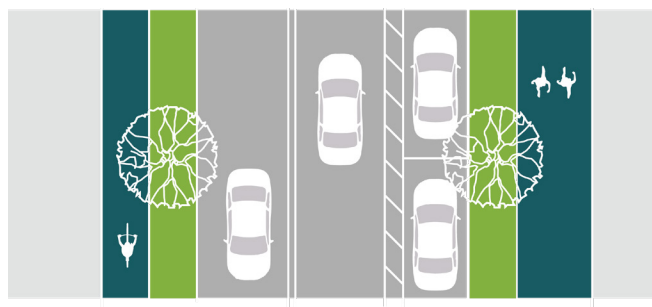
McKinney Plan



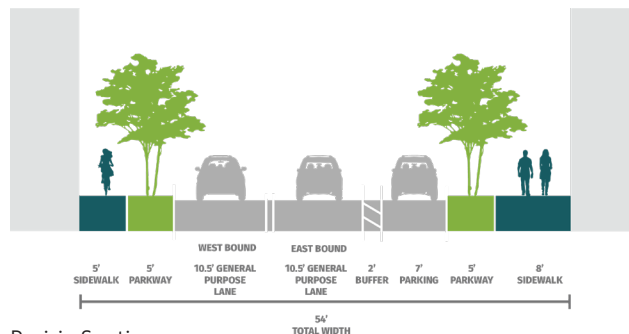
McKinney Section

FIGURE 37. PROPOSED CROSS SECTIONS

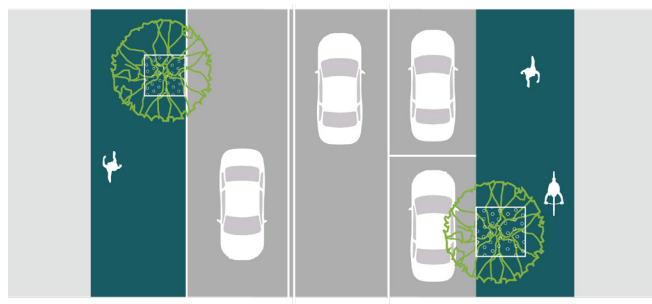
Source: HDR



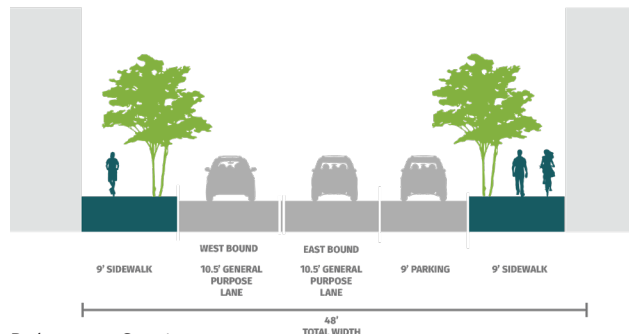
Prairie Plan



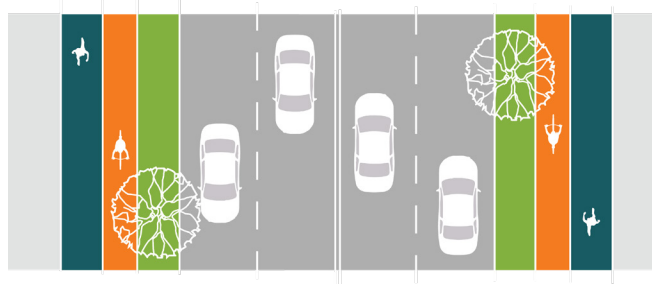
Prairie Section



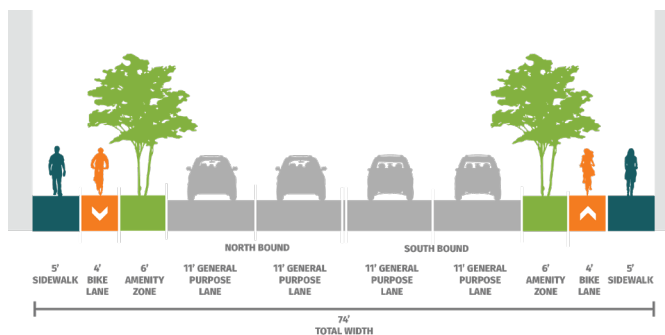
Robertson Plan



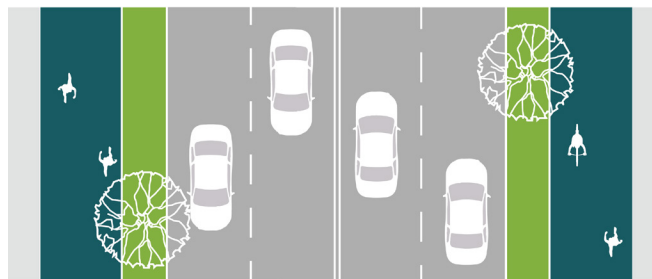
Robertson Section



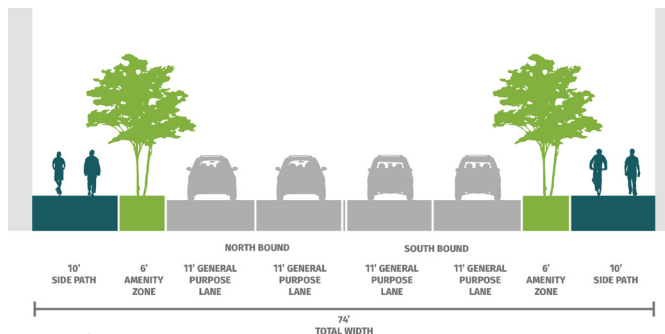
Woodrow A Plan



Woodrow A Section



Woodrow B Plan



Woodrow B Section

STRATEGY 6.3: DEVELOP A NETWORK OF TRAILS THROUGH THE EXISTING OPEN SPACES AND DRAINAGE EASEMENTS TO CONNECT RESIDENTIAL, COMMERCIAL, AND PUBLIC PLACES (PARKS, SCHOOLS, ETC.) TO FORM AN ACTIVE TRANSPORTATION NETWORK BOTH WITHIN AND OUTSIDE SOUTHEAST DENTON.

Off-street trails are safe, convenient, enjoyable places where residents can walk, bike, and connect with neighbors. Off-street trails complement roadway infrastructure to offer a safe, well-connected system for pedestrians and bikes. The publicly owned lands around drainage areas and creeks, existing parks, and wide rights of way together provide an opportunity to develop off-street trails and linear parks and create a safer system for walking and biking in Southeast Denton.

These trails would connect people and places in the community, provide a social infrastructure to maintain the strong neighborhood bonds, encourage healthy lifestyle by providing residents with easy access to a linear park and walk/bike paths, protect the environment, increase the value of nearby properties, and increase social equity by providing an affordable mobility option.

- **Action 6.3.1:** Add a separate initiative in the future bond program to develop a well-connected system of off-street trails using existing easements, parks and open spaces, and land along creeks and natural drainage systems that provides regional trail system connectivity, prioritizes side path projects that connect to key destinations such as parks and schools, and enhances pedestrian connectivity within the Southeast Denton study area.
- **Action 6.3.2:** Add funding in the future bond program for construction of ADA compliant trail heads at key points along the trail network to provide parking, bike parking, drinking water fountains, etc.
- **Action 6.3.3:** Amend the Parks, Recreation, and Trails System Master Plan and the Pecan Creek Regional Trail Master Plan to extend the Future Pecan Creek Trail north past Carl Young Park to the south side of McKinney Street.

STRATEGY 6.4: STRENGTHEN THE CONNECTIONS TO DOWNTOWN AND SURROUNDING NEIGHBORHOODS FOR ALL MODES OF TRANSPORTATION.

Downtown Denton draws citywide and regional crowds by offering a place for restaurants and entertainment, is located close to regional transportation through the rail system and is an economic hub for employers. Connecting the Southeast Denton to the downtown core would allow Southeast Denton residents easy access to the amenities and opportunities in Downtown Denton while bringing in the desired economic activity due to Southeast Denton study area's proximity to the downtown core.

- **Action 6.4.1:** Align intersections across Bell Avenue at Hickory Street, Sycamore Street, Prairie Street, and Robertson Street with the Downtown Area Plan cross section recommendations to ensure continuity and an easier pedestrian and bicycle connectivity for residents of Southeast Denton to downtown.
- **Action 6.4.2:** Work with the Denton County Transportation Agency to fill the gaps within the current bus system and recommend additional routes, especially connecting to and through Downtown Denton.
- **Action 6.4.3:** Create trail connections from downtown to the Pecan Creek Regional Trail & DCTA Katy Trail.

IMPLEMENTATION STEPS

The best plans are of little value if they are not implemented. The implementation of Southeast Denton Area Plan requires proactive leadership and collaboration of public agencies at multiple jurisdictional levels from the City of Denton and Denton County to the Denton Independent School District (DISD), among other agencies. Plan implementation is also dependent on the full support and participation of landowners, residents, businesses and the development community.



ACTION PLAN MATRIX

This chapter informs about the roles of various agencies responsible for adoption of regulations, administration of regulatory tools, community engagement, and financing policies that can guide and encourage private development alongside public investment. The following action matrix takes the strategies and actions established in the Recommendations chapter one step further by assigning time frames and responsible parties to each action. It will function as a tool to monitor progress of the recommended strategies.

AGENCY ACRONYMS

INTERNAL CITY DEPARTMENTS	ACRONYM
City Attorney's Office	CAO
City Manager's Office	CMO
Facilities Management	FM
Finance	F
Media Contacts / Marketing & Communications	MCMC
Community Services	CS
Environmental Services	ENV. SER.
Keep Denton Beautiful	KDB
Health and Food Safety	HFS
Parks and Recreation	PR
Development Services	DS
Economic Development	ED
Engineering Services	ENGI. SER.
Streets	ST
Transportation Services	TS
Real Estate	RE

AGENCY ACRONYMS

EXTERNAL PARTNERS	ACRONYM
Denton County Appraisal District	DCAD
Denton Independent School District	DISD
University of North Texas	UNT
Texas Women's University	TWU
North Central Texas College	NCTC
North Central Texas Council of Governments	NCTCOG
Trust for Public Land	TPL
Workforce Solutions of North Texas	WSNT
Denton County Historical Commission	DCHC
Texas Commission on the Arts	TCA

TIME FRAMES

TERMS	DESCRIPTION
Short-Term	One to Two Years
Mid-Term	Three to Five Years
Long-Term	Six to Ten Years

ACTION TYPE

TERMS	DESCRIPTION
Development Regulations	Zoning, codes, ordinance-related; site planning and development
Study / Plan	Studies, plans, evaluations, research into options, inventories, demonstration projects
Coordination / Outreach	Convening and coordinating; educating, promoting, marketing
Systems / Support	Adjustments to or expansion of current core systems; continuing support to systems currently in place; implementation of pre-existing plans/programs; improvements to infrastructure, community facilities
Program / Organization	Programmatic changes/additions; development of new tools, processes, and programs; creation of new institutions
Financial	Issues of funding and financing



ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
---------------	--------	--------------------	------------	-------------	----------------------------

GOAL 1 - BUILD TRUST WITHIN THE COMMUNITY AND WITH THE CITY AS A WHOLE

STRATEGY 1.1: DEVELOP AND IMPLEMENT AN ANTI-DISPLACEMENT ACTION PLAN SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA TO SUPPORT HOUSING STABILITY FOR BOTH RENTERS AND HOMEOWNERS.

Action 1.1.1	Budget funds to help support the tenant-based eviction prevention program with legal representation to forestall eviction.	CS, CAO, F External Partners - UWD, LANWT	Mid-Term	Financial	N
Action 1.1.2	Develop a series of pre- approved Accessory Dwelling Unit (ADU) designs for common lot sizes and existing ADU requirements to help homeowners speed development review and construction process.	DS	Short-Term	Study/ Plan	N
Action 1.1.3	Increase home repair and modification loans/grants to low-income homeowners in Southeast Denton to help homeowners address code violations, reduce energy costs, and create safe and age-friendly homes.	CS, MCMC	Short-Term	Coordination/ Outreach	N
Action 1.1.4	Amend the Denton Development Code to remove minimum parking requirements for Accessory Dwelling Units.	DS	Short-Term	Development Regulations	N
Action 1.1.5	Collaborate with the Denton Central Appraisal District (Denton CAD) to ensure equitable appraisal methodologies provide market value based on the age and condition of individual homes and by raising the homestead, disabled person, and over age 65 exemption rates to the state limit for municipalities.	DS, CMO, DCAD	Mid-Term	Financial	N

STRATEGY 1.2: CREATE AND IMPLEMENT A CITY COMMUNICATION STRATEGY SPECIFIC TO SOUTHEAST DENTON STUDY AREA.

Action 1.2.1	Create a consistent city-wide communication strategy for all departments to follow that will be tailored for Southeast Denton.	MCMC, All Internal Agencies	Short-Term	Coordination/ Outreach	N
Action 1.2.2	Develop communications materials that include visual descriptions in addition to concise writeups and is distributed through validators, ambassadors, and influencers that have the trust of the community.	MCMC, All Internal Agencies	Short-Term	Coordination/ Outreach	N

STRATEGY 1.3: DEVELOP A PROGRAM TO RECRUIT MORE PARTICIPANTS FOR DENTON 360 PROGRAM FROM SOUTHEAST DENTON STUDY AREA.

Action 1.3.1	Identify barriers to Southeast Denton resident participation in Denton 360 and implement a redesigned program, specially targeted towards younger generations (Millennials and Gen Z).	CMO, All internal Departments	Short-Term	Program/ Organization	N
--------------	--	-------------------------------	------------	-----------------------	---

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
---------------	--------	--------------------	------------	-------------	----------------------------

GOAL 2 - HONOR THE CULTURE AND HERITAGE OF SOUTHEAST DENTON

STRATEGY 2.1: USE HISTORIC PRESERVATION TOOLS AND PROGRAMS, ESPECIALLY CONSERVATION DISTRICTS TO RECOGNIZE THE BUILT ENVIRONMENT AND THE FAMILIES WHO CREATED IT.

Action 2.1.1	Conduct a historic resource survey of historic assets that are not yet locally designated, particularly the long-standing churches and original homes.	DS	Short-Term	Study/ Plan	N
Action 2.1.2	Hold workshops to educate residents on the benefits of historic landmark designation and conservation district designations as well as help property owners pursue historic landmark status on their property.	DS, MCMC	Short-Term	Coordination/ Outreach	N
Action 2.1.3	Apply for state and federal funding opportunities for churches, homes, and commercial properties, including Certified Local Government grants and African American Cultural Heritage Action Fund provided through the National Trust for Historic Preservation.	DS	Ongoing	Coordination/ Outreach	N

STRATEGY 2.2: DEVELOP AND IMPLEMENT A SOUTHEAST DENTON HISTORY AND CULTURAL ROOTS PRESERVATION PROGRAM TO RECOGNIZE THE CULTURE AND THE FAMILIES WHO CREATED IT.

Action 2.2.1	Review, amend, and implement the Original Denton Cultural District boundaries to reflect the Southeast Denton Study Area and the Downtown Area separately.	PR, ED External Partner - TCA	Mid-Term	Program/ Organization	N
Action 2.2.2	Create Southeast Denton Cultural District that acknowledges the community's cultural roots by preserving, restoring, and developing physical and culturally significant elements of the area.	PR, ED External Partner - DCHC	Short-Term	Program/ Organization	N
Action 2.2.3	Activate the new Southeast Denton Cultural District through various activities such as a Heritage Walk, a cultural map, special signage, crosswalks with mural designs at intersections in the District, an archival event with the community to gather and document oral histories and displaying these at the American Legion Hall and/or MLK Jr. Recreation Center.	PR, ED	Short-Term	Program/ Organization	N

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
GOAL 3 - INVEST IN ECONOMIC PROSPERITY					
STRATEGY 3.1: DEVELOP AND IMPLEMENT PEOPLE-BASED ECONOMIC DEVELOPMENT SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA.					
Action 3.1.1	Amend regulatory barriers for home-based businesses, for example, by removing the Specific Use Permit (SUP) requirement for small Family Home Day Cares in residential districts.	DS	Short-Term	Development Regulations	N
Action 3.1.2	Provide financial assistance to reduce membership costs for Stoke or similar coworking space that provides amenities and a supportive, resourceful community for startups, entrepreneurs, remote workers, freelancers, small businesses, and tech-enabled companies and provides programming and events to foster growth and collaboration and market this and other opportunities such as maker spaces, pop-up markets, and events available to entrepreneurs and small businesses to Southeast Denton residents.	ED, MCMC	Short-Term	Financial	N
STRATEGY 3.2: DEVELOP AND IMPLEMENT PLACE-BASED ECONOMIC DEVELOPMENT SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA.					
Action 3.2.1	Create economic development incentive packages, including Tax Increment Financing(TIF), Chapter 380 grants, and property tax abatement, to support these activities and to draw small, fresh-food stores or full-service grocery store chains to Southeast Denton.	ED	Mid-Term	Program/ Organization	Y
Action 3.2.2	Re-imagine underutilized light industrial space in Southeast Denton, especially along the southern border of the study area by amending the future land use plan to expand the Community Mixed Use land use and adding a commercial zoning overlay.	DS	Short-Term	Development Regulations	N
Action 3.2.3	Identify vacant commercial buildings or sites in Southeast Denton to repurpose the space to: establish a market using parking lots or park property to allow food trucks, craft vendors, small businesses, and kiosks to allow start-up businesses to foster a loyal client base before making larger investments; and/ or create off-site commercial kitchens in a re-imagined business incubator space to establish new restaurants, bakeries, or packaged food creators; and/or initiate a grocery co-op, community gardens, community kitchens, and/ or fresh food pantries by working with non-profits in the area.	ED, DS, MCMC External Partners - UNT, TWU, DISD	Short – Term to Mid-Term	Program/ Organization	N

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
Action 3.2.4	Amend the Downtown Tax Increment Finance (TIF) District (TIRZ #1) Financing Plan to include TIF funding for portions of Southeast Denton because the stability of Southeast Denton is vital to the success of the eastern portion of the Downtown TIF district. Such funding should include home repair and homebuyer assistance and additional pedestrian facilities to connect Southeast Denton to downtown, street trees, etc. (TIF funding may be used outside the TIF district for affordable housing and pedestrian linkages into the district).	ED	Short-Term	Program/ Organization	N

STRATEGY 3.3: ESTABLISH A NEIGHBORHOOD EMPOWERMENT ZONE (NEZ) TO SPUR COMMUNITY INVESTMENT, REDUCE TAXES, AND INCREASE AFFORDABLE HOUSING AND ECONOMIC OPPORTUNITIES IN SOUTHEAST DENTON.

Action 3.3.1	Create a NEZ program statement, including the purpose of the program, the benefits of the zone, participation requirements, and compliance criteria.	CS, CAO, ED, DS	Short-Term	Program/ Organization	N
Action 3.3.2	Designate a NEZ boundary and follow steps in Sec. 380.003 in Chapter 378 of the Texas Local Government code to establish a NEZ in Southeast Denton, including required public notice and hearings. Implement and market the NEZ by creating application materials, a procedure manual, and a guidebook for applicants and create outreach material to encourage participation in the program.	CS, CAO, ED, DS, MCMC	Mid-Term	Program/ Organization	N

GOAL 4 - STRENGTHEN NEIGHBORHOODS AND HOUSING AFFORDABILITY

STRATEGY 4.1: ESTABLISH OVERLAY DISTRICTS TO PROTECT EXISTING NEIGHBORHOOD SCALE AND CHARACTER

Action 4.1.1	Create a residential overlay district as shown in Figure 32 to maintain the scale and character of the neighborhoods while fostering community investment to create livable and inclusive neighborhoods for all who want to call Southeast Denton home. Overlay standards may include, but are not limited to, limiting height to two stories, allowing infill on small lots, requiring enhanced front elevations such as larger windows and covered porches.	DS	Short-Term	Development Regulations	N
--------------	---	----	------------	----------------------------	---

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
Action 4.1.2	Create a commercial overlay district as shown in Figure 32 that focuses on walkable neighborhood design and uses, including, but not limited to, limiting building height, removing barriers to redevelop smaller infill lots, reducing parking and requiring it to be located behind buildings, requiring enhanced front elevations such as larger windows and pedestrian-scaled entrances, and ensuring larger tracts include a well-defined, walkable transportation network.	DS	Short-Term	Development Regulations	N
Action 4.1.3	Create a live-work overlay district as shown in Figure 32 that focuses on allowing small mom and pop retail such as bookstore, toy shop, coffee shop, music store, barber shop, hair salon/spa, small incubator space, resale clothing etc. in a portion of a single family home with a portion being used as a residence simultaneously. Require design standards from the residential overlay in Action 4.1.1 to be applied in this live-work overlay also.	DS	Short-Term	Development Regulations	N
STRATEGY 4.2: ADJUST THE PROPOSED FUTURE LAND USES IN THE DENTON 2040 COMPREHENSIVE PLAN FOR SOUTHEAST DENTON TO MATCH THE FUTURE LAND USES SHOWN IN FIGURE 33 AND IMPLEMENT THESE LAND USE RECOMMENDATIONS THROUGH REZONING.					
Action 4.2.1	Rezone the existing Light Industrial zoned areas in the south portion and maintain the existing Suburban Corridor zoned area in the northeast portion of the study area (See Figure 15) to be compatible with the community mixed use description in the Denton 2040 Comprehensive Plan.	DS	Long -Term	Development Regulations	N
Action 4.2.2	Coordinate with Denton County on facility planning efforts to ensure land uses and design of the County property is compatible with surrounding neighborhoods.	DS	Ongoing	Development Regulations	N
Action 4.2.3	Rezone a portion of the existing Mixed Use Neighborhood zoning east of the railroad to Moderate Residential zoning to allow transition to low density residential areas, and add a height overlay to the Mixed Use Neighborhood zoning as shown in Figure 32 to allow compatible transition between the Downtown Core zoning height requirement and the new residential/commercial overlay district height limits.	DS	Short-Term	Development Regulations	N
Action 4.2.4	Rezone the Light Industrial zoned area at the northwest corner of the Morse Street and Woodrow Lane to Neighborhood Mixed Use zoning.	DS	Long-Term	Development Regulations	N

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
---------------	--------	--------------------	------------	-------------	----------------------------

STRATEGY 4.3: ESTABLISH A NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) IN SOUTHEAST DENTON STUDY AREA.

Action 4.3.1	Draft and submit an NRSA application to HUD and develop involvement from other organizations as part of the NRSA application leverage requirement.	CS External Partners – Non-profit organizations	Long-Term	Program/ Organization	N
--------------	--	---	-----------	--------------------------	---

STRATEGY 4.4: INCREASE ACCESS TO CAPITAL IN SOUTHEAST DENTON STUDY AREA BY CREATING A CONSORTIUM OF BANKS FOR MORTGAGE LENDING.

Action 4.4.1	Establish a community investment committee that is responsible for working with bankers and lenders to establish equitable lending practices for housing and small businesses.	CS, ED, DS, CMO	Mid-Term	Coordination/ Outreach	N
--------------	--	-----------------	----------	---------------------------	---

STRATEGY 4.5: COORDINATE WITH DENTON INTERDEPENDENT SCHOOL DISTRICT (DISD) TO ENSURE THE SOUTHEAST DENTON STUDY AREA SCHOOLS SERVE AS NEIGHBORHOOD SCHOOLS.

Action 4.5.1	Work with DISD to adjust the attendance zone boundary for Rivera Elementary School to include the entire Southeast Denton study area to ensure that Southeast Denton families have a neighborhood school allowing the residents to save time and strengthen community bonds.	DS, CMO, CS External Partners - DISD	Mid-Term	Coordination/ Outreach	N
--------------	--	--	----------	---------------------------	---

GOAL 5 - ELEVATE THE QUALITY OF PUBLIC AMENITIES AND INFRASTRUCTURE
STRATEGY 5.1: UPGRADE THE EXISTING PARKS IN SOUTHEAST DENTON TO HIGHER-QUALITY PARKS.

Action 5.1.1	Implement key recommendations and action items in the 2022 Parks, Recreation, and Trails System Master Plan, improve existing parks, senior center, and recreation center in Southeast Denton, and improve access to regional facilities to serve some of the program needs in Southeast Denton.	PR	Mid-Term to Long-Term	Systems/ Support	Y
--------------	--	----	--------------------------	---------------------	---

STRATEGY 5.2: ENHANCE THE PHYSICAL QUALITY OF PUBLIC INFRASTRUCTURE THROUGH STORMWATER MANAGEMENT SYSTEMS IN THE SOUTHEAST DENTON STUDY AREA.

Action 5.2.1	Create a stormwater management plan for the Southeast Denton area to address erosion, ponding, and stream bank issues by identifying streets, parks, and open spaces with severe erosion or ponding issues,	ES, PR	Mid-Term	Study/ Plan	N
Action 5.2.2	Update the relevant design manuals and ordinances to require projects to incorporate smaller-scale green stormwater and bio-infrastructure and identify techniques to restore the natural function of the Pecan Creek.	ES, DS	Mid-term	Development Regulations	N
Action 5.2.3	Purchase additional property near Pecan Creek to add to the City's inventory of park space and protect the trees to help mitigate the impacts of stormwater.	PR, RE, ES	Mid-Term	Systems/ Support	Y

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
Action 5.2.4	Facilitate environmental education programs to raise awareness about water quality by conducting an annual or biannual cleanup day for parks and creeks.	PR, ES, MCMC	Mid-Term	Program/ Organization	N

STRATEGY 5.3: ENHANCE PROGRAMMING AND CITY-SPONSORED EVENTS IN EXISTING PARKS AND RECREATION CENTERS IN SOUTHEAST DENTON.

Action 5.3.1	Enhance existing gazebo/amphitheater and/or install a stage at Fred Moore Park and/or the MLK Jr. Recreation Center to show films from the Denton Black Film Festival and collaborate with the Storytelling, Blues, and Arts & Jazz Festivals to be hosted in Southeast Denton Parks as neighborhood events.	PR	Short-Term to Mid-Term	Program/ Organization	N
Action 5.3.2	Improve collaboration between the Juneteenth Festival organizers and the Southeast Denton community to add oral history and storytelling at the Juneteenth events to ensure that keepers of local history have an opportunity to share that history before it is lost.	PR, MCMC	Short-Term	Program/ Organization	N
Action 5.3.3	Offer small community grants to community leaders and organizers to host block parties and markets within the Southeast Denton community. These events could be around a season (i.e. Spring Fest or Fall Carnival) or they can be held around specific holidays and celebrations (i.e. MLK Day Festival, Cinco de Mayo, Hispanic Heritage Month, Earth Day Festival, Black History Month Kick Off, etc.)	PR, ED	Short-Term	Financial	N

GOAL 6 - CREATE A SAFE AND CONNECTED, MULTI MODAL TRAVEL SYSTEM

STRATEGY 6.1: IMPROVE STREET NETWORK TO PRIORITIZE CONNECTIVITY AND MULTI-MODAL CONNECTIONS.

Action 6.1.1	Evaluate changing the existing street cross sections for Hickory Street, Morse Street, Duncan Street, Lakey Street, and Roberston Street. Also evaluate improvements along Bell Avenue, Woodrow Lane, and Sycamore Street at least through Southeast Denton area to more pedestrian and bike friendly multimodal corridors (See sample cross-sections in Figure 35).	TS	Mid-Term	Study/ Plan	N
Action 6.1.2	Conduct public outreach, education, and coordination with residents as part of any roadway design and improvement program to ensure final street sections meet the needs of those who are most impacted	TS, ST, MCMC	Short-Term	Coordination/ Outreach	N

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
Action 6.1.3	Undertake a pilot program on Morse Street, and/or Lakey Street, and/or areas of Duncan Street as an intermediate solution and to test appropriate safety interventions with tactical urbanism approaches that use low-cost materials to experiment and gather input on potential street design changes such as reduced travel lanes, larger sidewalks, trees, medians, and bike lanes as shown in the recommended cross sections in Figure 35.	TS, ST, DS, PR	Short-Term	Systems/Support	N
Action 6.1.4	Fill in the sidewalk gaps along Morse Street, Roberston Street, Prairie Street, Duncan Street, and Bell Avenue.	ST, TS	Mid-Term	Systems/Support	Y
Action 6.1.5	Require public streets that increase connectivity in the street network through Southeast Denton as a part of future development/redevelopment on 5 acres or more in size in the Southeast Denton study area.	DS, TS, ST	Mid-Term	Systems/Support	Y

STRATEGY 6.2: ENHANCE PEDESTRIAN AND BICYCLE SAFETY AT INTERSECTIONS.

Action 6.2.1	Improve safety by installing ADA compliant pedestrian crossing signals, stop signs, and colorful crosswalk designs at the following intersections - Bell Avenue at Robertson Street, Prairie Street, and Sycamore Street, McKinney Street at Frame Street, Crawford Street and Woodrow Lane, and add a traffic signal at Woodrow Lane and Morse Street based on the recently conducted warrant study.	TS	Mid-Term	Systems/Support	Y
Action 6.2.2	Improve safety for all users at the intersection of Smith Street and Duncan Streets. An example would be to enforce the sight triangle which would ensure clear visibility for turning vehicles at this intersection.	TS	Short-Term	Systems/Support	N

STRATEGY 6.3: DEVELOP A NETWORK OF TRAILS THROUGH THE EXISTING OPEN SPACES AND DRAINAGE EASEMENTS TO CONNECT RESIDENTIAL, COMMERCIAL, AND PUBLIC PLACES (PARKS, SCHOOLS, ETC.) TO FORM AN ACTIVE TRANSPORTATION NETWORK BOTH WITHIN AND OUTSIDE SOUTHEAST DENTON.

Action 6.3.1	Add a separate initiative in the future bond program to develop a well-connected system of off-street trails using existing easements, parks and open spaces, and land along creeks and natural drainage systems that provides regional trail system connectivity, prioritizes side path projects that connect to key destinations such as parks and schools, and enhances pedestrian connectivity within the Southeast Denton study area.	PR, TS	Mid-Term	Systems/Support	Y
--------------	--	--------	----------	-----------------	---

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
Action 6.3.2	Add funding in the future bond program for construction of ADA compliant trail heads at key points along the trail network to provide parking, bike parking, drinking water fountains, etc.	PR, TS	Mid-Term	Systems/ Support	Y
Action 6.3.3	Amend the Parks, Recreation, and Trails System Master Plan and the Pecan Creek Regional Trail Master Plan to extend the Future Pecan Creek Trail north past Carl Young Park to the south side of McKinney Street.	PR	Short-Term	Study/ Plan	N

STRATEGY 6.4: STRENGTHEN THE CONNECTIONS TO DOWNTOWN AND SURROUNDING NEIGHBORHOODS FOR ALL MODES OF TRANSPORTATION.

Action 6.4.1	Align intersections across Bell Avenue at Hickory Street, Sycamore Street, Prairie Street, and Robertson Street with the Downtown Area Plan cross section recommendations to ensure continuity and an easier pedestrian and bicycle connectivity for residents of Southeast Denton to downtown.	TS, DS	Mid-Term	Systems/ Support	Y
Action 6.4.2	Work with the Denton County Transportation Agency to fill the gaps within the current bus system and recommend additional routes, especially connecting to and through Downtown Denton.	DS, TS	Short-term	Coordination/ Outreach	N
Action 6.4.3	Create trail connections from downtown to the Pecan Creek Regional Trail & DCTA Katy Trail.	PR, TS	Mid-Term	Systems/ Support	Y





City of Denton

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

Legislation Text

File #: CSAC25-024, **Version:** 1

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



AGENDA INFORMATION SHEET

DEPARTMENT: Community Services

CM/ DCM/ ACM: Christine Taylor, ACM

DATE: July 11, 2025

SUBJECT

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

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

BACKGROUND

As a Participating Jurisdiction in the HOME Investment Partnership (HOME) Program through the U.S. Department of Housing and Urban Development, the City of Denton receives an annual allocation of HOME funds. The City releases an annual application for eligible entities to apply for HOME funds for housing projects through the Community Development Grant Program. The Community Services Advisory Committee (CSAC) considers applications and makes annual funding recommendations to City Council.

The City currently has a balance of \$656,882 unallocated HOME funds, and the City is required to commit these funds by the 2027 Action Plan to remain in compliance with HUD regulations. In recent years, City of Denton has received low numbers of housing project applications through the annual Community Development Grant Program that are eligible for HOME funding. This has resulted in a significant amount of unallocated HOME fund for a second year in a row. The City's annual allocation of HOME funding is too small to attract affordable housing developments and is unlikely to do so in the future. The limited funds available, combined with significant federal requirements, make it impractical for large-scale affordable housing projects.

Staff conducted an evaluation of eligible projects and community needs to utilize the unallocated HOME funding. Eligible activities for HOME funding include affordable rental housing, homeownership assistance, tenant based rental assistance, land acquisition, and housing construction. Staff also evaluated community needs and any gaps in services.

1. According to the 2023-2025 City of Denton Consolidated Plan, cost burden is a notable housing issue in Denton. Increasing the availability of affordable units could help alleviate the rent burden for many families. As identified in the housing needs assessment, households paying more than 30% or 50% of their income on housing experience one of the most common housing challenges, particularly among renters. Of the 24,423 cost-burdened households in Denton, approximately 19,808 (81.1%) are renter households, compared to 4,615 homeowners (18.9%). Cost burden

remains a significant concern, especially for lower-income Denton renters. Approximately 13,118 single-person households may benefit from housing stability assistance programs, such as rental assistance, affordable housing, homeownership opportunities, and income assistance programs. Additionally, the Affordable Housing Toolkit includes Strategy 5A, which allocates grant funding to support non-profit eviction prevention services..

2. According to the 2025 Denton County Point in Time [Count](#) homeless census, 690 people are experiencing homelessness on any given night in Denton County, a 33% increase from 2024. Funding to assist people experiencing literal homelessness (living in a place not meant for human habitation like a car, on the street, in the woods, or in a shelter) in Denton is limited or nearing full expenditure.
3. Pandemic relief funding allocated for rental assistance through the HOME American Rescue Plan (HOME-ARP) program is nearing full expenditure estimated April 2026, leaving a gap in funding for rental assistance.

Allocation of Unprogrammed HOME Grant

The HOME Investment Partnerships Program (HOME) allows cities to create flexible programs that provide assistance to individual households to help them afford the housing costs of market-rate units. These programs, known as Tenant-Based Rental Assistance (TBRA) TBRA, provide payments to make up the difference between the amount a household can afford to pay for housing and the local rent standards. TBRA programs can also help tenants pay for costs associated with their housing, such as security and utility deposits.

Currently, the City has contracts with two local nonprofits allocating HOME-ARP funding for TBRA. Staff are exploring options to supplement remaining HOME-ARP funding with HOME funding to extend the length of time TBRA is available in Denton and increase case management capacity to support people experiencing homelessness to obtain and maintain stable housing. To accomplish this, the City would be required to amend the 2023-2027 Consolidated Plan, the 2025 Action Plan, and the Citizen Participation Plan. An estimated timeline of activities is included below.

Estimated Timeline: 2025-2026 Community Development Grant Program Application

Activity	Date
Complete Substantial Amendment to 2023-2027 Consolidated Plan, 2025 Action Plan, and Citizen Participation Plan	July 2025
CSAC Meeting: Staff update committee on HOME unprogrammed funds	August 8, 2025
30-day Comment Period	July/August 2025
Substantial Amendment Approval – City Council	August 2025
Submit Substantial Amendments to HUD	August 2025
HUD Review	September/October
HUD approval	October
Agreements to City Council	November

Based on current community need and projected full expenditure of available rental assistance sources, staff recommends allocating the \$656,882 of unprogrammed HOME funds for TBRA.

COMMITTEE DIRECTION

Staff is seeking the below direction from the committee.

1. Allocate the \$656,882 of unprogrammed HOME funds for TBRA.
2. Do not allocated the \$656,882 of unprogrammed HOME funds for TBRA.
3. Other committee direction.

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