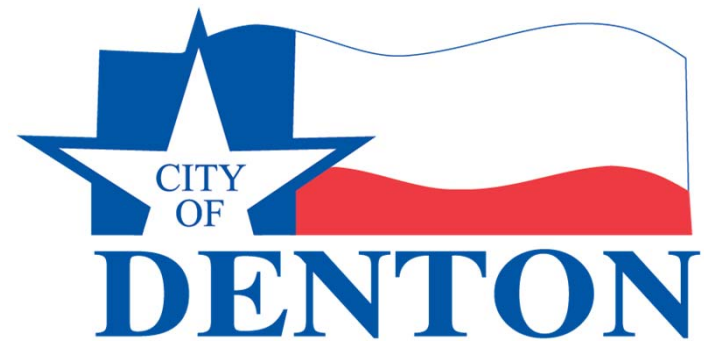


Affordable Housing Strategic Toolkit



COMMUNITY SERVICES PARTNERS WITH RESIDENTS
AND COMMUNITY ORGANIZATIONS TO PROMOTE
HEALTHY, RESILIENT AND SAFE NEIGHBORHOODS.

OBJECTIVES

- Provide overview of Denton's Affordable Housing Strategic Toolkit.
- Review and discuss options regarding the proposed phasing, priorities, and funding matrix.
- Review next steps and future discussions.

AFFORDABLE HOUSING TOOLKIT STRATEGIES



STRATEGIES

Five recommended strategies with the targeted activities to deliver housing interventions that reflect our local housing market conditions as well as leverage the mix of resources available from private and non-profit developers, the City, and other housing stakeholders.

1. Infill Development

- Increase infill development using vacant land and repurposing lots and buildings

2. Zoning Relief & Variances

- Provide zoning relief and variances to incentivize target development

3. Increase Capacity & Resources

- Expand the capacity of the building community and resources available to them

4. Preservation

- Preserve and expand existing housing affordability

5. Increase Access to Information

- Provide education and information to aid in development of low- and moderately priced housing

ACTIVITIES

STRATEGY 1	STRATEGY 2	STRATEGY 3	STRATEGY 4	STRATEGY 5
INFILL DEVELOPMENT	ZONING RELIEF, VARIANCE AND INCENTIVES	INCREASE CAPACITY & RESOURCES	PRESERVATION OF AFFORDABILITY	INCREASE ACCESS TO INFORMATION
1A. Develop Small Home Communities Program	2.A Create Affordable Housing Overlay District	3.A Nonprofit Capacity Building Grant	4.A Housing Trust Incentive Program	5.A Landlord/Tenant Eviction Prevention Program & Education Campaign
1.B. Develop Accessory Dwelling Unit Program	2.B Create Marketing Materials and outreach to development community	3.B. Developer Affordable Housing Incentive Package	4.B Landlord Rental Maintenance Grant	5.B Interactive mapping tool (GIS)
	2.C Staff training for implementing new programs	3.C Pre-development Financing Program	4.C Employee Homeownership Program Development	5.C Denton Housing Authority Landlord Education Program for Housing Choice Vouchers
		3.D Low-Income Homeownership Program with Denton Housing Authority	4.D Down Payment Assistance Program	
			4.E Land Banking	

PHASING AND PRIORITY OF ACTIVITIES

ACTIONS			YEAR									
#	S#	Description	1	2	3	4	5	6	7	8	9	10
1	0	Increase Staff Capacity										
	2	2.A Affordable Housing Overlays										
	3	5.B Interactive online mapping tool										
	4	4.B Landlord Rental Maintenance Grant										
	5	5.C Denton Housing Authority Landlord Education Program										
2	6	4.E Land banking										
	7	3.A Non-Profit Capacity Building Grant										
	8-11	3.B/C Developer Incentive Package/Pre-Development 2.B/C Financing/marketing & outreach										
	12-13	1.A/B Develop Requirements for Small Home & ADU Program										
	14	5.A Eviction Prevention Program										
3	15	4.A Housing Trust										
	16	3.D Homeownership Program with housing authority/non-profit partner										
	17-18	4.C Employee Homeownership Program 4.D Down Payment Assistance Program										

FUNDING REQUEST YEAR 1:

Activity No.	Activity Description	Budget Estimate	Mo.	FY21-22	FY22-23	FY23-24	FY24-25	FY25-26	Possible Sources
1 0 ✓	Increase Staff Capacity	\$85,000	4	\$85,000	\$86,800	\$88,654	\$90,564	\$92,531	GF

Activity No.	Activity Description	Budget Estimate	Mo.	FY21-22	FY22-23	FY23-24	FY24-25	FY25-26	Possible Sources
2 2.A	Affordable Housing Overlays	\$75,000	12	\$75,000	-	-	-	-	GF HUD, Other
3 5.B	Interactive online mapping tool	\$50,000	12	\$50,000	-	-	-	-	GF *in-house
4 4.B	Landlord Rental Maintenance Grant	\$2,500,000	12	\$50,000	\$250,000 \$250,000	\$250,000 \$250,000	\$250,000 \$250,000	\$250,000 \$250,000	½ CDBG ½ GF
				\$175,000	\$500,000	\$500,000	\$500,000	\$500,000	

PARTNER FUNDING OPTIONS FOR DHA:

Activity No.	Activity Description	Budget Estimate	Mo.	FY21-22	FY22-23	FY23-24	FY24-25	FY25-26	Possible Sources
5 5.C	Landlord Education Program	\$40,000	12	\$40,000	-	-	-	-	PHA HUD

PHASING AND PRIORITY OF ACTIVITIES

ACTIONS			YEAR									
#	S#	Description	1	2	3	4	5	6	7	8	9	10
YEAR 1	1	0	Increase Staff Capacity									
	2	2.A	Affordable Housing Overlays									
	3	5.B	Interactive online mapping tool									
	4	4.B	Landlord Rental Maintenance Grant									
	5	5.C	Denton Housing Authority Landlord Education Program									
YEAR 2	6	4.E	Land banking									
	7	3.A	Non-Profit Capacity Building Grant									
	8-11	3.B/C 2.B/C	Developer Incentive Package/Pre-Development Financing/marketing & outreach									
	12-13	1.A/B	Develop Requirements for Small Home & ADU Program									
	14	5.A	Eviction Prevention Program									
YEAR 3	15	4.A	Housing Trust									
	16	3.D	Homeownership Program with housing authority/non-profit partner									
	17-18	4.C 4.D	Employee Homeownership Program Down Payment Assistance Program									

FUNDING REQUEST YEAR 2:

Activity No.	Activity Description	Budget Estimate	Mo.	FY21-22	FY22-23	FY23-24	FY24-25	FY25-26	Possible Sources
6 4.E	Land banking	\$575,000	12.	-	\$75,000 \$125,000	\$125,000	\$125,000	\$125,000	GF, HUD
7 3.A	Non-Profit Capacity Building Grant	\$100,000	6	-	\$100,000	-	-	-	CDBG HUD
8 3.B	Affordable Housing Incentive Package	\$100,000	18	-	\$75,000	\$25,000			GF CDBG
9 3.C	Pre-Development Financing Program	\$500,000	18	-	\$500,000	-	-	-	GF CDBG
10 2.B	Create marketing materials	\$10,000	3	-	\$10,000	-	-	-	GF *in-house
11 2.C	Staff training	\$5,000	3	-	\$5,000	-	-	-	GF
12 1.A	Develop Small Home Communities Program	\$40,000	12	-	\$40,000	-	-	-	GF Revenue: Permit Fees
13 1.B	Develop Accessory Dwelling Units (ADU) Program	\$100,000	12	-	\$100,000	-	-	-	
14 5.A	Eviction Prevention Education Program ie Legal Aid	\$100,000	6	-	\$100,000	-	-	-	GF CDBG
				\$	\$1,130,000	\$150,000	\$125,000	\$125,000	

PHASING AND PRIORITY OF ACTIVITIES

ACTIONS			YEAR									
#	S#	Description	1	2	3	4	5	6	7	8	9	10
YEAR 1	1	0	Increase Staff Capacity									
	2	2.A	Affordable Housing Overlays									
	3	5.B	Interactive online mapping tool									
	4	4.B	Landlord Rental Maintenance Grant									
	5	5.C	Denton Housing Authority Landlord Education Program									
YEAR 2	6	4.E	Land banking									
	7	3.A	Non-Profit Capacity Building Grant									
	8-11	3.B/C 2.B/C	Developer Incentive Package/Pre-Development Financing/marketing & outreach									
	12-13	1.A/B	Develop Requirements for Small Home & ADU Program									
	14	5.A	Eviction Prevention Program									
YEAR 3	15	4.A	Housing Trust									
	16	3.D	Homeownership Program with housing authority/non-profit partner									
	17-18	4.C 4.D	Employee Homeownership Program Down Payment Assistance Program									

FUNDING REQUEST YEAR 3:

Activity No.	Activity Description	Budget Estimate	Mo.	FY21-22	FY22-23	FY23-24	FY24-25	FY25-26	Possible Sources
15 4.A	Housing Trust	\$75,000	6	-	-	\$100,000	-	-	GF CDBG Foundation Grants
17 4.C	Develop Employee Homeownership Program	\$200,000		-	-	\$100,000 \$100,000	-	-	½ GF ½ Univ.
18 4.B	Down Payment Assistance Program (over 5 Year)	\$1,850,000	12	-	-	\$370,000	\$370,000	\$370,000	GF Grant
						\$670,000	\$370,000	\$370,000	

PARTNER FUNDING OPTIONS FOR DHA:

Activity No.	Activity Description	Budget Estimate	Mo.	FY21-22	FY22-23	FY23-24	FY24-25	FY25-26	Possible Sources
16 3.D	Homeownership Program with housing authority/non-profit partner	\$50,000	24	-	-	\$400,000	-	-	PHA Foundation Grant HUD

SUMMARY

	Ongoing	General Fund	Federal	Other Sources	TOTAL
Year 1		\$125,000	\$50,000	\$40,000	\$215,000
Year 2		\$755,000	\$375,000		\$1,130,000
	<i>Year 1</i>	\$250,000	\$250,000		\$500,000
Year 3		\$570,000		\$500,000	\$1,070,000
	<i>Year 1</i>	\$250,000	\$250,000		\$500,000
	<i>Year 2</i>	\$150,000			\$150,000
Year 4					\$0
	<i>Year 1</i>	\$250,000	\$250,000		\$500,000
	<i>Year 2</i>	\$125,000			\$125,000
	<i>Year 3</i>	\$370,000			\$370,000
Year 5					\$0
	<i>Year 1</i>	\$250,000	\$250,000		\$500,000
	<i>Year 2</i>	\$125,000			\$125,000
	<i>Year 3</i>	\$370,000			\$370,000
		\$3,590,000	\$1,425,000	\$540,000	\$5,555,000

Rental	Homeownership
250	
250	
200	60
250	160
260	310
1,210	530

NEXT STEPS:

Directions is needed to proceed with proposed phasing, priority of activities, and funding matrix.

If City Council wishes to proceed:

- Resolution to accept the City of Denton's Affordable Housing Strategic Toolkit will be presented in January
- Start the process for Year 1 Action Items early 2022
 - Budget Amendment (FY21-22) to procure consultant for Affordable Overlay District(s) and software for GIS Mapping Tool (alternate In-House Plan is an option)
 - Build Landlord Maintenance Grant Program out and pilot program
- Funding requests for future years will be considered as supplemental budget requests through the budget process, requests for CDBG/HOME through Community Services Advisory Committee process, and seeking other funding tools where applicable
- Other Direction from City Council such as Tiny Home projects

Direction/Questions?