

Exhibit 4

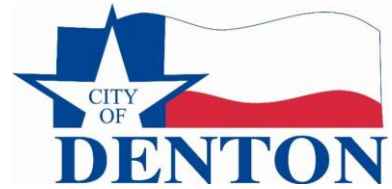
City of Denton
Community Development Division



DRAFT 2017/18 Action Plan 3rd year of the 2015/19 Consolidated Plan (August 1, 2017 through July 31, 2018)



... for housing and community development



2017/18 ACTION PLAN PREPARED BY:

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CITY COUNCIL APPROVAL:

- Presented on May 23, 2017
- Considered for Approval on June 6, 2017

HUD APPROVAL

- To be Submitted on June 15, 2017
- Approval on TBD

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 2017 Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Programs. 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 2017 program year to address Denton's strategies stated in the ***2015-2019 Consolidated Plan for Housing and Community Development***.

The City of Denton is currently an entitlement city for the Community Development Block Grant (CDBG) and a participating jurisdiction for the HOME Investment Partnership (HOME) Programs. SF-424 applications for CDBG and HOME are available as in the appendix section. The City of Denton's estimated total federal and program income funding for 2017 is \$1,347,462 (includes \$35,740 of Reprogrammed Funds).

Please note that the table below shows the federal funding available from the U.S. Department of HUD for the 2017/18 program year and the proposed amount from the City of Denton General Funds. Though the list of general fund recommendations is included in the Action Plan, the approval of the Plan does not include approval of those recommendations. General fund recommendations will be considered during the normal budgeting cycle and consider for approval in September 2017. A total of 83.68% of all CDBG and HOME funds has been allocated to low and moderate income activities. This is due to funds allocated to administration.

Funding Available	CDBG Funds	HOME Funds	General Funds	Total Funds
Annual HUD Grant Allocation	\$879,638	\$348,084	\$631,707	\$1,859,429
Annual Estimated Program Income	\$8,000	\$76,000	\$0	\$84,000
Prior-Year Reallocated Funds	\$35,740	\$	\$0	\$35,740
Total	\$923,378	\$424,084	\$631,707	\$1,979,169

Table 1 – 2017/18 Funding Summary

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Below are the objectives and outcomes identified in the City of Denton's 2015-2019 Consolidated Plan for Housing and Community Development:

1. Decent Housing

- Encourage homeownership by providing down payment and closing assistance to 30 low and moderate income households.
- Maintain 235 existing affordable housing units for low and moderate income households including reconstruction, substantial rehabilitation and minor repairs for single-family housing units.
- Encourage and maintain 32 affordable rental units including rehabilitation of substandard units and rehabilitation of multi-family units.

2. Suitable Living Environment

- Provision of public facility and infrastructure improvements to benefit 10,000 people.
- Provision of public services such as health and mental care, affordable day care, after school programs, senior services, transitional housing, programs for victims of domestic violence, disabled services, and advocacy services to benefit 2800 people.
- Provision of homeless assistance activities for 6500 homeless persons especially extremely low income or those with no income, persons with physical and mental disabilities including temporary shelter, food and clothing to chronically homeless and those that have recently become homeless.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City's activities to meet the goals in the 2015-2019 Consolidated Plan are reported annually in the Consolidated Annual Performance and Evaluation Report (CAPER). Over the past several years, the City of Denton has focused on housing, public services and various public and non-profit facility improvements. Below is information on the number of households or persons served through the Community Development Block Grant and the Home Investment Partnerships Program from the 2015-16 CAPER. The public services assistance numbers reflect the total number of persons served by the agencies receiving CDBG and General Fund support.

The 2015/16 program year was the first year of Denton's 2015-19 Consolidated Plan for Housing and Community Development. Staff efforts throughout the year focused on housing, public services activities with an emphasis on homeless assistance and public facility improvements. Below is a

discussion of program year accomplishments:

- Affordable Rental Units: The Denton Affordable Housing Corporation completed the rehabilitation of one rental project. The agency is in the process of rehabilitating a six-plex rental project on Bolivar Street. Also, improvements to Fair Oaks Senior Housing Project were completed during the 2016/17 program year. The Fair Oaks Senior Housing Complex is a 41-unit senior complex.
- Homeless Assistance: Funding was provided to Denton County Friends of the Family to meet the Homeless Assistance annual goal of 400. The agency provided assistance to a total of 303 people during the program year.
- Homeownership Assistance/Education: 2013 CDBG funding and HOME funds were available during the 2015 program year to assist a total of 8 households with homeownership assistance and minor repairs to their homes. Homeownership assistance numbers are lower than projected. Although interest rates have remained low, many buyers are having difficulty qualifying for mortgage loans due to increased lending standards and changes in loan guidelines (e.g. increased upfront and monthly MIP fee). Also, the availability of housing is at a historical low and prices making the situation a serious seller's market. This situation has made it extremely difficult for first-time homebuyer. Homes costing approximately \$150,000 are extremely difficult to find.
- Housing Rehabilitation: CDBG and HOME funding was available to meet the Housing Rehabilitation goal of 47. The Minor Repair Program and Home Improvement Program assisted 34 households - 3 with home improvements and 31 with minor repairs. Increases in construction costs and the building permit process affected the number of accomplishments.
- Public Facilities and Infrastructure Improvements: Funding was available to meet the Public Facilities annual goal of 2,000 people. Projects will be completed during the 2016 program year. 2014 funding was available during the program year to complete the Fred Moore Day School Project and assist a total of 281 children.
- Public Services: Funding was available to meet the public services annual goal of 1173 people. The Denton City County Day School, Health Services of North Texas, Summer Camp and SPAN, Inc. provided assistance to 695 people. Most of the agencies were able to meet their 2015 goal. During the 2015/16 program year, the City of Denton also received General Funds and Emergency Solutions Grant through the State of Texas. Below are additional accomplishments during the 2015-16 program year by goals:
 - Public Services Accomplishments with General Fund dollars - An additional 2341 people were assisted
 - Homeless Assistance with General Fund and ESG funds - An additional 1844 people were assisted.
 - Homeless Prevention with General Fund and ESG funds - An additional 364 were assisted.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

To ensure citizen participation in the 2017/18 Action Plan process including the substantial amendment to the 2015 and 2016 Action Plans, the city followed its Citizen Participation Plan at all stages of the plan and amendments.

A public hearing was held November 3, 2016. Spanish translations were provided at the public hearing. The public hearing updated citizens on the status of current programs and activities and asked the citizens how they felt the 2017 funds should be spent. The public hearing was held within a low and moderate-income neighborhood. Information on the public hearing was included in the Community Development Quarterly Newsletter. The Community Development Quarterly Newsletter was mailed or e-mailed to neighborhood associations; recreation centers and libraries; service agencies and beneficiaries; city council, Human Services Advisory Committee (HSAC) and Community Development Advisory Committee (CDAC) members; churches; applicants; contractors; participating lenders and realtors; employees; citizens who attended previous public hearings; and interested citizens. The newsletter which is in Spanish and English is available for pickup or viewing at all recreation centers, libraries, and the City of Denton's website. A notice was also placed in the Denton Record-Chronicle. Community Development staff also attended the Denia Neighborhood meeting on October 24, 2016. At the neighborhood meeting, staff updated residents on the status of current programs and activities, reviewed eligible activities, funding available for 2017 program year and requested comments from residents on how the federal funds should be spent.

After the Action Plan was drafted, advertisements were placed in the Denton Record-Chronicle summarizing the plan and announcing to the public where the Action Plan would be available for review, and the process for submitting comments to the City of Denton. The draft Action Plan was available at the Community Development Department and on the City of Denton's web page. The advertisements also included information on the upcoming public hearing. All comments received from the public were addressed before submitting the plan to the U.S. Department of Housing and Urban Development.

To ensure citizen participation at all stages of the 2016 Action Plan process, a public hearing was scheduled on May 23, 2017 during a City Council Meeting to give citizens the opportunity to comment on the 2017/18 proposed projects and activities.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Below is a list of comments received at the public hearings on November 3, 2016 and May 23, 2017 and the Neighborhood Meeting on October 23, 2016:

- Repair the dilapidated sidewalks on McCormick Streets from Willowwood to Parvin. Sidewalks are located on both sides of McCormick. They also indicated that the sidewalks are not ADA accessible and are not safe for the kids that use the sidewalks to access Borman Elementary.
- Shelter for the homeless. Street repair on Bradshaw St. Maintenance of the creek in Fred Moore Park.
- Afterschool and mentoring programs.
- 701 Elm St, the building of a bar garden should not be allowed next to a fitness center and should not be allowed to pass inspection and be granted a building permit.
- Fred Moore Park Creek Improvements, bricks pile up;
- Repave and re-level Bradshaw Street;
- Housing programs;
- Sidewalks on Bradshaw;
- Repave Hinkle;
- Repave Maple.

Below is a list of comments received during the 30-day comment period for the 2017 Action Plan:

- This section will include the list of comments received during the 30-day comment period.

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

Public comments were reviewed with the Community Development Advisory Committee and considered in the development of the 2017 Action Plan. Public comments were also forwarded to City departments.

7. Summary

The Action Plan was developed by requesting public input regarding the use of federal funds. Funding applications were available in November and December 2016. Application training was provided by Community Development Staff on both community development and human services applications. The Community Development Advisory Committee and the Human Services Advisory Committee reviewed applications and held funding hearings in February and March 2016. Each committee developed a set of funding recommendations. The 2017 Action Plan was developed based on the CDAC and HSAC recommendations.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	DENTON	Community Development Division
HOME Administrator	DENTON	Community Development Division

Table 2 – Responsible Agencies

Narrative (optional)

The Community Development Division is the lead agency responsible for overseeing the development of the Consolidated Plan for the City of Denton. The Community Development Division also administers the Community Development Block Grant (CDBG) and the HOME Investment Partnerships (HOME) Grant.

Consolidated Plan Public Contact Information

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

Introduction

The City of Denton utilizes a variety of methods to encourage on-going participation from residents, social service providers, and community development organizations. The participation process for the Consolidated Plan included public hearings, public comment period; a community survey for citizens and non-profit agencies, participating in coalitions and committees, consultation with various city departments; and consultation with housing providers.

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 City of Denton's Community Development Division coordinates the citizen consultation process for the five-year Consolidated Plan and each annual Action Plan. The Citizen Participation Plan (CPP), as approved by City Council, sets forth the City's policies and procedures for citizen input and participation in the grant process. After approval, copies of the Consolidated Plan and the Action Plan are published and made available at three to four city locations and the City's website. At least two of these locations are located in low to moderate-income neighborhoods. The CPP also describes the process affording citizens and organizations the opportunity to provide the City with information on housing and community development needs, as part of the preparation of the Consolidated Plan and Action Plans. Additionally, the City conducts at least two public hearings during the development process before the Consolidated Plan and the Action Plan are published. An additional public hearing takes place during the 30-day comment period in order to obtain citizen's views and to respond to comments and questions. This final public hearing is held in conjunction with a scheduled City Council meeting. The City also sends notifications to various State agencies, local neighborhood groups, city departments, and service organizations as part of the consultation process.

The City of Denton has a very strong network of service providers including those providing housing, education, health care and other needed services. Over the past four 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 in an attempt to maximize the benefits derived from available resources.

Below is a list of the committees that have been developed to assist in improving the coordination of services:

- Denton County Homeless Coalition
- Homeless Leadership Team, collective impact project
- Behavioral Health Leadership Team, a collective impact project
- Community Health Council
- Denton Hunger Coalition
- Early Childhood Coalition serving the North Texas Region
- United Way's Community Needs Assessment Committee

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 City of Denton in Denton County is a part of the Texas Balance State Continuum of Care (CoC) operated by the Texas Homeless Network (THN). In collaboration with our local homeless coalition, the Denton County Homeless Coalition (DCHC), the CoC sets priorities for housing and supportive services 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. As an active participant in the DCHC and CoC, the City of Denton is working in collaboration and in support of these priorities.

Coordination with the CoC offers expanded access to funding, quality collaborative tools, and greater knowledge resources. Collaboration includes improved data collection and better management of available resources by improving the Homeless Management Information System (HMIS) collections and increasing the number of contributors to HMIS locally. CoC collaboration improves the relevance of data collected through the annual Point-in-Time (PIT) homeless count. Lastly, CoC collaboration has led to the implementation of a Coordinated Entry System (CE) as a part of a larger, developing community housing crisis response system.

In addition to local federal CoC funds, Emergency Solutions Grant (ESG) are used locally to provide persons experiencing homelessness with housing and supportive services for housing stability. The City of Denton, as lead agency in the Denton County ESG partnership collaborative, works to ensure funds for supportive housing programs are in alignment with CoC priorities and that the programs address the needs so persons experiencing homelessness can transition out of homelessness into housing and those at-risk of homelessness are prevented from becoming homeless.

CoC and local data are vital to the effort to identify and address those housing needs. Based on our community data from HMIS analysis, CE, and the annual PIT Count, those experiencing homelessness in Denton County include sheltered and unsheltered homeless; chronically homeless both in shelter and those living in places not fit for human habitation who are in need of housing services; families and individuals who are fleeing domestic violence or at risk of homelessness due to imminent danger; and low-income, at-risk Individuals and families at imminent risk of eviction who otherwise would be homeless without assistance. Our prioritized populations are veterans, chronically homeless, victims of domestic violence, and persons experiencing mental health crisis who are homeless.

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

This section is not applicable since Denton does not receive ESG funds from HUD as an annual entitlement.

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

Table 3 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Behavioral Health Leadership
	Agency/Group/Organization Type	Collective Impact Initiative
	What section of the Plan was addressed by Consultation?	Health Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Denton County Behavioral Health Leadership Team is a Collective Impact Initiative envisioning Comprehensive behavioral health for every person in Denton County. The initiative facilitates the data-driven development and delivery of a coordinated continuum of behavioral health services with the help of more than 30 influential leaders of local organizations affecting the treatment of behavioral health in Denton County.
2	Agency/Group/Organization	Community Health Council
	Agency/Group/Organization Type	Local Health Council
	What section of the Plan was addressed by Consultation?	Health Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Health Council is a coalition of community committed to improving the health and well-being of the people who live and work in the community. Projects include a community health needs assessment in order to better understand the health status and needs of the community and use the knowledge gained to implement programs that will benefit the community.
3	Agency/Group/Organization	Denton Hunger Coalition
	Agency/Group/Organization Type	Local Coalition

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	To coordinate hunger relief efforts in Denton County and surrounding area by facilitating programs that address the issue of hunger.
4	Agency/Group/Organization	Early Childhood Coalition serving the North Texas Region
	Agency/Group/Organization Type	Local Coalition
	What section of the Plan was addressed by Consultation?	Public Services Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Coalition of stakeholders formed to engage and empower parents, families, professionals, and communities to provide enriched environments for all children birth to 8 years through: Advocacy; Resources; and Comprehensive Services
5	Agency/Group/Organization	Community Needs Assessment Committee
	Agency/Group/Organization Type	Local Committee
	What section of the Plan was addressed by Consultation?	Public Services Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The 2016 Community Needs Assessment will serve a critical role in helping many local nonprofits, school districts, government entities, and others bring resources to Denton County and serve our neighbors who are most in need.
6	Agency/Group/Organization	Denton County Homeless Coalition
	Agency/Group/Organization Type	Local Homeless Coalition

	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public private partnership between the City of Denton and the United Way of Denton County to fund a coordinator position to oversee a collective impact project that will develop and implement community-wide coordinated strategies toward the shared goal of ending homelessness.
7	Agency/Group/Organization	Homeless Leadership Team
	Agency/Group/Organization Type	Collective Impact Initiative
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Denton County Homeless Leadership Team is a Collective Impact Initiative envisioning strategies to end homelessness in Denton County. The initiative will facilitate the data-driven development and delivery of a coordinated continuum of homelessness and prevention of homelessness services with the help of influential leaders of local organizations affecting the delivery of homeless and housing services in Denton County.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Denton County Homeless Coalition	Ensuring greater coordination of supportive wrap-around services and resources with local housing programs to expand the community's capacity to prevent and end episodes of homelessness.
2030 DentonPlan	City of Denton Planning & Development Department	Tracking support and compliance with the 2030 Denton Plan will also support CD progress on housing and services goals included in the 2015-2019 Consolidated Plan.
2012 United Way Community Assets/Needs Assessment	United Way of Denton County	Greatest needs as stated in the UW assessment mirror many of those in the ConPlan. Support from the large number of participants that developed the UW assessment will assist in meeting the stated goals.

Table 4 – Other local / regional / federal planning efforts

Narrative (optional)

Not applicable.

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 on-going participation from residents, social service providers, and community development organizations. The participation process for the Consolidated Plan included public hearings, public comment period; a community survey for citizens and non-profit agencies, participating in coalitions and committees, consultation with various city departments; and consultation with housing providers. In order to broaden the citizen participation process, 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 on the City's website 31 surveys were completed by citizens. 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. This input will be used, if necessary, to improve existing programs and, if funding is available, develop new programs to meet needs described in the surveys and other citizen participation activities.

Citizen Participation Outreach

Sort Order	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	Public Meeting/Surveys Completed	Minorities Non-English Speaking - Spanish Persons with disabilities Residents of the City of Denton including low and moderate income	9 attended meeting and completed surveys	Shelter for the homeless; Street repair & sidewalks on Bradshaw St.; Maintenance of the creek in Fred Moore Park; Afterschool and mentoring programs; Housing programs; Repave Hinkle and Maple.	All comments were considered.	Public Hearing Dates – November 3, 2016
2	Newspaper Ad	Minorities Non-English Speaking - Spanish Persons with disabilities Residents of the City of Denton including low and moderate income	N/A	No comments received	N/A	Advertised in the Denton Record Chronicle on 10/19/16 for 11/3/16 public hearing and on 5/6/17 for the 30-day comment period and 5/23/17 public hearing.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Survey link was e-mailed to newsletter database	Survey link was e-mailed to newsletter database	31 surveys completed on-line	See appendix for summary of survey results	All comments were considered.	N/A
4	Neighborhood Meeting	Information on meeting was emailed to neighborhood	5 attended meeting	Sidewalk repair on McCormick Street in the Denia Neighborhood	All comments were considered.	Neighborhood Meeting Scheduled on 10/24/16

Table 5 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

The City of Denton is an Entitlement City for the CDBG grant and a Participating Jurisdiction for the HOME grant from the U.S. Department of Housing and Urban Development (HUD). The following table shows the amount of federal funds expected to be available to the City of Denton

in year three of the 2015-2019 Consolidated Plan and the expected amounts for the subsequent two years.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	879,638	8,000	35,740	923,378	1,696,900	The City of Denton expects a 3% reduction over the remaining three years remaining in the 2015-19 Consolidated Plan.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	348,084	76,000	0	424,084	817,153	The City of Denton expects a 3% reduction over the remaining three years remaining in the 2015-19 Consolidated Plan.

Table 6 - 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 2017/18 program year, CDBG and HOME projects will leverage an additional \$17,818,110 in federal, state, local and private fund and include the following:

Proposed General Funds for human services activities	\$307,355
Proposed General Funds for administration	\$324,353
Federal Funds for human services activities	\$4,637,891
State Funds for human services activities	\$669,485
Local Funds for human services activities	\$1,917,104
Local Funds for housing programs	\$1,486,000
Private Funds for human services activities	\$8,434,798
Private Funds for housing programs	\$41,125

The above list includes proposed General Funds from the City of Denton. General fund recommendations will be considered during the normal budgeting cycle and considered for approval in September 2017.

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 \$76,419 for the 2017/18 program year. The 25% match of federal HOME grant excludes administrative allowances of 10%, program income. The City of Denton will provide the match from a variety of sources including the following:

1. Residual balance of Match from 2016/17 program year.
2. FHLB funds provide to Denton Affordable Housing Corporation for eligible HOME projects.
3. Denton County Housing Finance Corporation funds provides to Denton Affordable Housing Corporation for eligible HOME projects.
4. Texas Department of Housing and Community Affairs funds for eligible HOME projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable.

Discussion

Not applicable.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Infrastructure Improvements	2015	2019	Non-Housing Community Development	City-Wide	Public Facilities and Infrastructure Improvements	CDBG: \$0	No Public Facilities and Infrastructure Improvement projects funded during the 2017 program year
2	Public Services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Provision of Public Services	CDBG: \$76,945	Public service activities other than Low/Moderate Income Housing Benefit: 414 Persons Assisted
3	Housing Rehabilitation	2015	2019	Affordable Housing	City-Wide	Affordable Housing	CDBG: \$439,568 HOME: \$118,000	Homeowner Housing Rehabilitated: 39 Household Housing Unit
4	Homeownership Assistance/Education	2015	2019	Affordable Housing	City-Wide	Affordable Housing	CDBG: \$69,000 HOME: \$206,726	Direct Financial Assistance to Homebuyers: 12 Households Assisted
5	Affordable Rental Units	2015	2019	Affordable Housing	City-Wide	Affordable Housing	CDBG: \$105,308 HOME: \$56,950	Rental units: 46 Household Housing Units
5	Homeless Assistance	2015	2019	Homeless	City-Wide	End Homeless Prevention	CDBG: \$55,000	Homeless Person Overnight Shelter: 2688 Persons Assisted

Table 7 – Goals Summary

1	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	Provides funding for public facility and infrastructure improvements. Public facility projects benefits low and moderate income persons at public services facilities. Infrastructure improvement projects benefits low and moderate income neighborhoods including: street improvements; installation of new sidewalk, water and sewer lines, and drainage improvements; improving and expanding park and recreational facilities.
2	Goal Name	Public Services
	Goal Description	Provision of public services to benefits low and moderate income persons. CDBG and General funds will be used to support the provision of services by local non-profit agencies. Services will include, but not limited to health and mental health care, affordable day care, after school programs, senior services, disabled services, and advocacy services.
3	Goal Name	Housing Rehabilitation
	Goal Description	Maintain existing affordable housing units in Denton for low and moderate income households. Funding will be used for reconstruction, substantial rehabilitation and minor repairs for single-family housing units including compliance with the lead-based paint regulations.
4	Goal Name	Homeownership Assistance/Education
	Goal Description	Encourage homeownership in Denton by low and moderate income households. Funds will be used to provide homebuyer education and down payment and closing costs assistance to homebuyer, new construction of affordable units through Habitat for Humanity and City of Denton. Funds will also be used for necessary repairs to the housing unit or for acquisition and rehabilitation of the housing unit by local CHDO and City of Denton.
5	Goal Name	Affordable Rental Units
	Goal Description	Encourage and maintain standard affordable rental units that are offered to extremely low, low and moderate income renter households. Funding will be used rehabilitate affordable rental units and make public improvements
6	Goal Name	Homeless Assistance
	Goal Description	Provision of services to meet the needs of homeless persons, especially extremely low income or those with no income, persons with physical and mental disabilities. Funding will be used for temporary shelter, provision of food and clothing to chronically homeless and those that have recently become homeless. Funding will also be used for health services and job counseling to support the homeless in obtaining housing and having sufficient income to maintain housing.

Table 8 – Goal Descriptions

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. SF-424 applications for CDBG and HOME are available in the appendix section. The City of Denton's estimated total federal funds and program income funding for 2017/18 is \$1,347,462 and includes \$35,740 in reprogrammed funds from prior year funds. Besides the federal funds, the City of Denton is also leveraging an additional \$730,463 in local funds from the City of Denton General Funds. Please note that the table below shows the federal funding available from the U.S. Department of HUD for the 2017/18 program year. Below is the list of projects that are recommended to be funded with General Funds for the 2017/18 fiscal year:

Agency	Description	Amount	Goal	Outcomes
CASA of Denton Co.	Court Advocacy	\$20,000	Public Services	181 persons
Communities in Schools	Dropout Prevention	\$21,200	Public Services	540 persons
Denton Christian Preschool	Childhood education	\$26,000	Public Services	90 persons
Denton Community Health Clinic	Behavioral Health	\$20,000	Public Services	50 persons
Denton Community Health Clinic	Care Coordination	\$5,000	Public Services	200 persons
Denton Community Health Clinic	Diabetes Eye Exam	\$5,000	Public Services	159 persons
Denton County MHMR Ctr.	HCS-Residential Care	\$15,000	Public Services	32 persons
Fred Moore Nursery School	Childhood Education	\$48,000	Public Services	328 persons
Giving HOPE, Inc.	Transitional Housing	\$26,500	Homeless Assistance	58 persons
Health Services of North Texas	Indigent Primary Care	\$45,000	Public Services	4733 persons
Interfaith Ministries	Rent/Shelter Assistance	\$5,000	Homeless Prevention	150 persons
Monsignor King Homeless Ctr,	Outreach Center	\$20,000	Homeless Assistance	275 persons
RSVP: Serving Denton Co.	VISTA Program	\$12,500	Public Services	29 persons
RSVP: Serving Denton Co.	Volunteers	\$5,000	Public Services	300 persons
Special Programs for Aging Needs	Congregate/delivered meals	\$10,155	Public Services	370 persons
Youth and Family Counseling	Counseling	\$5,000	Public Services	245 persons
Homeless Leadership Team	Coordinated Entry/HMIS	\$18,000	N/A	N/A

General fund recommendations will be considered during the normal budgeting cycle and consider for approval in September 2017.

A total of 83.68% of all CDBG and HOME funds have been allocated to low and moderate income activities not including administration.

#	Project Name
1	City of Denton - Parks and Recreation
2	Community Development Administration
3	DAHC Affordable Housing Opportunity Program
4	Denton City County Day School
5	Denton County Friends of the Family
6	Fairoaks Senior Housing Complex Improvements
7	Habitat for Humanity Housing Project
8	Home Improvement Program
9	Homebuyer Assistance Program
10	Infill New Construction Program
11	Minor Repair Program
12	Salvation Army of Denton
13	Special Programs for Aging Needs

Table 9 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

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 programs such as Minor Repair, Homebuyer Assistance, Home Improvement Program, Infill New Construction Program, Habitat for Humanity and public services programs. The small amount of funds available, and continued reductions for the past several years has limited the use of funds. Public facility and public improvement projects have been completed in residential areas meeting HUD's low to moderate-income standards, generally near the city's core.

Housing assistance investments, including the Minor Repair, Home Improvement, Infill New Construction Program and Homebuyers Assistance programs are based on a first-come, first-served basis and there are no specific geographic areas. However, the Home Improvement program does set forth some specific guidelines regarding the age of the housing. Regardless of the area income, housing units that were built 20 years ago or less, are not eligible for Home Improvement Program assistance and units that were built 15 years ago or less are not eligible for the Minor Repair Program. These

requirements support the use of funds in older neighborhoods.

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, City staff will assess the need for the improvement and the project cost. The City staff evaluation will determine which requests are in a “high” needs category, are an appropriate use of CDBG funds, and are projects with costs that can be covered under the CDBG allocation.

Denton Affordable Housing Corporation (DAHC), the only certified Community Housing Development Organization (CHDO) currently serving Denton, generally purchases rental units and homebuyer units in low to moderate income areas due to the cost of units in higher income areas. However, in some instances, housing units that have been foreclosed upon in higher income areas may also be purchased. DAHC units are renovated and sold or rented to eligible households.

The primary obstacle to addressing underserved needs remains a lack of adequate federal funding. The following are actions planned to address obstacles to meeting underserved needs:

- Seek out additional funding sources to support housing and public services activities;
- Assist local non-profit organizations in obtaining grants or other funding to support their efforts;
- If necessary, act as a “pass through” organization to continue use of State and other funding to support homeless prevention and services for the homeless;
- Continue to support existing public (social) services programs through the allocation and administration of City of Denton general fund dollars.
- Work with the City’s Development Services Department to implement recommendations included in the Denton Plan 2030.

Projects

AP-38 Projects Summary

Project Summary Information

Table 10 – Project Summary

1	Project Name	City of Denton-Parks and Recreation
	Target Area	City-Wide
	Goals Supported	Public Services
	Needs Addressed	Provision of Public Services
	Funding	CDBG: \$27,500
	Description	Denton's Summer Camp programs provide various cooperative games for indoor and outdoor activities, arts & crafts, field trips, and swimming. These activities are designed to: Integrate recreation with tutorial mentoring efforts and teach important values and life skills such as leaderships, respect for others and self.
	Target Date	10/01/2017 - 09/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	56 persons
	Location Description	Civic Center, Denia Recreation Center, McMath Middle School, and MLK Recreation Center
	Planned Activities	Funds will be used for Staff salaries and camp program costs.
2	Project Name	Community Development Administration
	Target Area	Not applicable
	Goals Supported	Not applicable

	Needs Addressed	Not Applicable
	Funding	CDBG: \$177,527 HOME: \$42,408
	Description	Program administration for the CDBG and HOME grants and includes program management, coordination, and monitoring associated with carrying out eligible activities.
	Target Date	08/01/17 – 07/31/18
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Not applicable
	Planned Activities	Funds will be used to cover the cost of planning, administering, operating and monitoring the CDBG and HOME programs.
3	Project Name	DAHC Rental Rehabilitation Program
	Target Area	City-Wide
	Goals Supported	Affordable Rental Housing
	Needs Addressed	Affordable Rental Housing
	Funding	HOME: \$56950
	Description	Rehabilitation of rental units owned by the Denton Affordable Housing Corp.
	Target Date	08/01/17 – 07/31/18
	Estimate the number and type of families that will benefit from the proposed activities	5 units
	Location Description	Units in the City limits of Denton
	Planned Activities	Rehabilitate 5 rental units that are rented to low and moderate income households.

4	Project Name	Denton City County Day School
	Goals Supported	Public Services
	Needs Addressed	Provision of Public Services
	Funding	CDBG: \$36,600
	Description	DCCDS is a nonprofit preschool program serving children ages 2 to 5 years on a sliding scale tuition. DCCDS provides full day preschool education for kindergarten readiness. Students receive 2 meals and afternoon snack. Curriculum theme based subjects include math/science, art/music, circle time/fine arts, early literacy and physical education.
	Target Date	10/01/2017 - 09/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	153 persons
	Location Description	Denton City County Day School; 1603 Paisley St; Denton TX 76209
	Planned Activities	Funds will be used for Salaries for two preschool teachers.
5	Project Name	Denton County Friends of the Family
	Goals Supported	Public Services
	Needs Addressed	Provision of Public Services
	Funding	CDBG: \$35,000

	Description	Residential Emergency Shelter Services is a temporary living facility that is designed to insure the client's safety. The services primarily address immediate and short-term needs of battered women and their children. Non-Residential Services are provided to individuals who are not in need of emergency shelter, but are still in need of individual and/or group counseling, legal advocacy, legal representation, or other services in order to address the trauma of domestic violence and/or sexual assault.
	Target Date	10/01/2017 - 09/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	83 persons
	Location Description	Denton and Corinth
	Planned Activities	Funds will be used for a portion of the Shelter director and/or assistant shelter director salaries.
6	Project Name	Fairoaks Senior Housing Complex
	Target Area	
	Goals Supported	Affordable Rental Units
	Needs Addressed	Affordable Rental Housing
	Funding	\$105,338 CDBG
	Description	Project consists of making improvements at Fairoaks of Denton including improvements to fire risers, installing smoke detectors, renovation of community room, and other needed improvements. Fairoaks of Denton provides affordable senior housing.
	Target Date	08/01/17-07/31/18
	Estimate the number and type of families that will benefit from the proposed activities	41 rental units

	Location Description	1950 Lattimore Denton, Texas 76209
	Planned Activities	Funds will be used for the public improvements of Fair Oaks Senior Complex.
7	Project Name	Habitat for Humanity Project
	Target Area	City Wide
	Goals Supported	Homeownership Assistance
	Needs Addressed	Affordable Housing
	Funding	HOME: \$56,726
	Description	Habitat for Humanity of Denton County partners with the community to build affordable housing for economically disadvantaged families. Habitat offers no-interest rate loans to qualified low income families. This project includes land acquisition and construction of energy efficient single-family homes in Denton, Texas.
	Target Date	08/01/17-7/31/18
	Estimate the number and type of families that will benefit from the proposed activities	1 household
	Location Description	Lot purchased will be inside the city limits of Denton
	Planned Activities	Funds will be utilized to acquire land in the city limits of Denton and the construction of a single-family energy efficient home.
8	Project Name	Home Improvement Program
	Target Area	
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$277,568 HOME: \$118,000

	Description	The Home Improvement Program provides assistance with rehabilitation of owner-occupied structures in targeted neighborhoods for low and moderate-income families. Funds are available in low interest loan and grant combinations. Homes that are not suitable for rehabilitation are demolished and reconstructed. HOME funds includes \$98,914 of 2013 and 2014 reallocated funds.
	Target Date	08/01/17-7/31/18
	Estimate the number and type of families that will benefit from the proposed activities	7 households
	Location Description	City-wide
	Planned Activities	Funds will be utilized on rehabilitation or reconstruction costs and program administration costs.
9	Project Name	Homebuyer Assistance Program
	Target Area	
	Goals Supported	Homeownership Assistance/Education
	Needs Addressed	Homebuyer Assistance
	Funding	CDBG: \$69,000
	Description	The Homebuyer Assistance Program provides homeownership opportunities for low and moderate-income families in Denton. The program provides down payment, closing costs and gap assistance to eligible households to purchase their first home in the city limits of Denton, Texas. The assistance is provided in the form of a forgivable loan for five years. The program also provides assistance with program-required repairs in the form of a grant.
	Target Date	08/01/17-7/31/18
	Estimate the number and type of families that will benefit from the proposed activities	10 households

	Location Description	City wide program
	Planned Activities	CDBG funds will be used to provide down payment and closing costs assistance in the purchase of a first home. CDBG funds will also be used for making program-required repairs.

10	Project Name	Infill New Construction Program
	Target Area	
	Goals Supported	Homeownership Assistance/Education
	Needs Addressed	Homebuyer Assistance
	Funding	HOME: \$150,000
	Description	The infill housing construction program is designed to build quality housing in low and moderate-income neighborhoods bringing new households into the area. Program funds will be used to acquire lots zoned for single-family units, construction of a three-bedroom, two bath units with two-car garages. Units will be bricked and landscaped and meet the energy efficient. Homebuyers will be required to obtain a mortgage loan from a HAP Participating Lender. A maximum of \$14,900 will be available to assist with down payment, closing costs and principal reduction from the City of Denton's Homebuyer Assistance Program.
	Target Date	08/01/17-7/31/18
	Estimate the number and type of families that will benefit from the proposed activities	1 households
	Location Description	City wide program
	Planned Activities	HOME funds will be used for construction costs.

11	Project Name	Minor Repair Program
	Target Area	
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$162,000
	Description	Program serves low-income homeowners by providing a grant of up to \$5,000 for repairs. Repair cannot be covered by homeowner's insurance. CDBG funding includes \$20,425 of 2015 reallocated funds and \$15,315 in 2016 reallocated funds.
	Target Date	08/01/17-7/31/18
	Estimate the number and type of families that will benefit from the proposed activities	32 households
	Location Description	City wide program
	Planned Activities	Funds will be utilized on rehabilitation costs and program administration costs.

12	Project Name	The Salvation Army, Denton Corps - K.A.R.E. Kitchen and Food Pantry
	Goals Supported	Public Services
	Needs Addressed	Provision of Public Services
	Funding	CDBG: \$20,000
	Description	K.A.R.E. Kitchen: Serves breakfast and dinner daily to shelter clients and community members. Breakfast is served from 6:00am to 6:15am and Dinner from 6:00pm to 7:15pm. Food Pantry: Gives groceries monthly to individuals and families in the community who express a need and is open on Wednesday and Fridays from 1:00pm to 4:00pm.

	Target Date	10/01/2017 - 09/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	1870 persons
	Location Description	1508 East Mckinney Street, Denton Tx 76209
	Planned Activities	Funds will be used for purchase of food products.

13	Project Name	SPAN, Inc. - Senior congregate and home-delivered meals
	Goals Supported	Public Services
	Needs Addressed	Provision of Public Services
	Funding	CDBG: \$12,845
	Description	Our senior nutrition program provides hot, nutritionally regulated noon-time meals to seniors every Monday - Friday. Congregate meals are provided at 4 Denton locations. Meals for home-bound seniors are delivered by caring volunteers that provide a daily check-in as well.
	Target Date	10/01/2017 - 09/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	370 persons
	Location Description	Denton Senior Center, American Legion Senior Center, Primrose Apartments, Heritage Oaks Apartments, 6 other area locations
	Planned Activities	Funds will be used for cost of food for meals.

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 programs such as Minor Repair, Homebuyer Assistance and public services programs. The small amount of funds available, and continued reductions for the past several years has limited the use of funds. Public facility and public improvement projects have been completed in residential areas meeting HUD's low to moderate-income standards, generally near the city's core.

Geographic Distribution

Target Area	Percentage of Funds

Table 11 - 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

Housing assistance investments, including the Minor Repair, Home Improvement, Infill New Construction Program, and Homebuyers Assistance programs are based on a first-come, first-served basis and there are no specific geographic areas. However, the Home Improvement program does set forth some specific guidelines regarding the age of the housing. Regardless of the area income, housing units that were built 20 years ago or less, are not eligible for Home Improvement Program assistance and units that were built 15 years ago or less are not eligible for the Minor Repair Program. These requirements support the use of funds in older neighborhoods.

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, City staff will assess the need for the improvement and the project cost. The City staff evaluation will determine which requests are in a "high" needs category, are an appropriate use of CDBG funds, and are projects with costs that can be covered under the CDBG allocation.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City's housing priorities are encouraging homeownership opportunities, maintaining existing affordable housing units and encouraging and maintaining standard affordable rental units for low and moderate income persons. For the 2017-18 program year, these priorities will be addressed through the following activities: rehabilitation of rental properties by the Denton Affordable Housing Corporation, new construction of a single-family units by Habitat for Humanity and City of Denton, rehabilitation or reconstruction of housing units through the Home Improvement Program, minor rehabilitation of housing through the Minor Repair Program, rehabilitation of rental units for Fair Oaks Senior Complex, and down payment assistance for homebuyers through the Homebuyer Assistance Program.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	56
Special-Needs	41
Total	97

Table 12 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	46
The Production of New Units	2
Rehab of Existing Units	39
Acquisition of Existing Units	10
Total	97

Table 13 - One Year Goals for Affordable Housing by Support Type

Discussion

Not applicable.

AP-60 Public Housing – 91.220(h)

Introduction

Not applicable. The City of Denton has no public housing units.

Actions planned during the next year to address the needs to public housing

Not applicable. The City of Denton has no public housing units.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable. The City of Denton has no public housing units.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable. The City of Denton has no public housing units.

Discussion

Not applicable. The City of Denton has no public housing units.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

This section describes the activities planned during the 2017/18 program year to address the needs of persons who are homeless and other non-homeless needs.

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

Understanding that the community must identify and continually engage all sheltered and unsheltered persons who are currently experiencing homelessness including those who are in jeopardy of experiencing chronic homelessness. City of Denton funding partners participate in coordinated efforts to outreach to persons experiencing homelessness.

The City of Denton facilitates collaboration among nonprofit partners and Coordinated Entry (CE). Our local CE system is a process through which persons experiencing homelessness are assessed for their housing needs and referred to the most appropriate housing intervention available with the goal to shorten the length of time a person is homeless. Through community CE planning efforts, we have a communication plan being implemented for outreach to the public and engaging all stakeholders to help them better understand the process for outreach and referral into our CE system.

To directly reach out to sheltered and unsheltered homeless persons, ESG partner, Giving Hope, Inc's (GH) Outreach Coordinator/Housing Navigator completes weekly street outreach in collaboration with the Denton Police Department, Denton County Veterans Coalition volunteers and other local service providers. The street outreach team provides collaborative case management delivered directly to the unsheltered homeless on the street. All street outreach clients are assessed for needs and intakes are entered into HMIS. When possible, they are also assessed for housing need (CE) through our shared housing assessment, the VI-SPDAT (or F-VI-SPDAT for families). Most often the Street Outreach Coordinator/Housing Navigator is referring to one of the local shelters for emergency housing, to housing assistance providers and to other supportive services based on the clients identified need. Annually, the street outreach lead, GH, produces a Street Outreach Barriers Report that helps identify best practices for reaching out to persons experiencing homelessness on the street and it provides an assessment of their needs.

Case Managers at Denton County Friends of the Family (DCFOF) and The Salvation Army Denton, a Georgia Corporation (TSA) are reaching out to clients receiving shelter services. DCFOF's Crisis Line staff and Community Educators reach out daily to persons experiencing homelessness and those at-risk. DCFOF Community Educators and TSA Coordinators lead outreach efforts at community events to educate the community about available services. Through DCFOF's 24 housing crisis hotline and a dedicated Outreach location, family violence and sexual assault survivors experiencing homelessness

can be referred to emergency shelter, legal advocacy, individual and group professional counseling, education/employment assistance, life skills, childcare, transportation, financial empowerment, food pantry, and support. The primary goal of this program is victim safety and restoration. As a part of the housing crisis response system, shelters utilize CE for all clients in need of housing assistance. Case managers complete the VI-SPDAT (or F-VI-SPDAT for families) and the assessments are entered into HMIS. HMIS assessment places the client on our Housing Priority List (HPL) for a referral to the appropriate provider for a housing solution based on the clients assessed housing needs. We have a workaround that allows our DV provider to complete the same assessment and then provide de-identified information for inclusion on the HPL.

To round out the housing crisis response system, housing assistance provider, Giving Hope, Inc.'s (GH) Case Manager completes scheduled visits to both shelters as outreach to help reduce barriers to clients in need of housing assistance. Case managers perform outreach to clients on the HPL when Rapid Re-housing housing assistance is identified. The system is aligned with other non-ESG programs such as GH's PSH and Denton County MHMR's PSH programs that are also pulling people off of the HPL as housing units and funding for housing assistance is available. Housing stability is an important part of the process so Christian Community Action (CCA) and GH's case managers are reaching out to persons at-risk of homelessness. Case Managers are working with persons at-risk of homelessness to provide short-term housing assistance and housing stability supportive programs and services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Denton addresses the emergency and transitional housing needs of persons experiencing homelessness by directly supporting both types of service delivery through the City's Human Services Grant; Community Development Block Grant (CDBG) funds; acting as lead agency for a collaborative using Emergency Solutions Grant (ESG) Funds awarded through the Texas Department of Housing and Community Affairs (TDHCA) and dedicated human resources. These are examples of how the City coordinates local resources and leverages local tax revenues, state of Texas distributed HUD funds, and federal CDBG funds ensure the emergency shelter and transitional housing needs of homeless persons are assessed.

Through the implementation of Coordinated Entry (CE) and data sharing through HMIS reporting, the community completes data analysis of HMIS reporting for all homeless programs including emergency shelter and supportive housing programs. The community also assesses the emergency shelter and transitional housing needs through: performance reporting by direct service providers; the community's annual Point-In-Time Count; and the CE 's assessment tool and the Housing Priority List (HPL). The CE assessment tool and HPL provide key data for the community to complete a comprehensive analysis of the homeless system to identify gaps in housing and use data to inform housing, programming and funding decisions.

Through direct services provided by Client Intake Coordinator, Case Manager, Program Coordinator, Outreach Coordinator/Housing Navigator, and Crisis Intervention Specialist at partner agencies Christian Community Action (CCA), Denton County Friends of the Family (DCFOF), Giving Hope, Inc (GH), and The

Salvation Army Denton, A Georgia Corporation (TSA) client housing needs are assessed during each intake and referral.

Specifically in each program, under the direction of the Outreach Coordinator/Housing Navigator, all street outreach clients are assessed for needs and intake data are entered into HMIS. Client Intake Coordinators at DCFOF and Case Managers TSA are assessing needs of the shelter clients during intake, CE assessments, and through on-going case management. DCFOF DV victims are assessed through its 24 hour crisis hotline or during an intake at its Outreach Office for immediate safety and housing needs. If a victim is deemed as homeless or at risk of imminent homelessness due to a safety concern as a direct result of family violence or sexual assault, the victim may be screened in to emergency shelter. If a victim is deemed as homeless or at risk of homelessness for reasons other than safety concerns, the victim is given access to a case manager that assists with applying for rapid rehousing and transitional housing programs based on individualized needs of the person and/or family.

Supportive housing is specifically designed to transition sheltered and unsheltered homeless to permanent housing. It is another housing strategy where the process includes assessment of needs through case management services. The CCA case manager provides housing stability case management services where assessment is necessary to determine which stability programs are needed. The case manager for GH assesses needs and combines case management, supportive services, referrals, and housing assistance to help individuals and families referred by shelters and those referred by Street Outreach Coordinator/Housing Navigator. The use of emergency shelter and transitional housing is a stop-gap measure until a permanent housing options is available to the client or to provide more intensive housing stability case management to ensure a stable transition to independent living.

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

Evidenced based practice supports providing housing assistance programs that combine the financial housing assistance, case management, and supportive services to help persons experiencing chronic homelessness, families and children, unaccompanied youth, and/or veterans and their families' transition to permanent housing and independent living.

As described in previous sections, the City of Denton and partners like the ESG partnership collaborative are a part of a larger developing community housing crisis response system. Partners coordinate efforts to help persons or households make the transition to permanent housing and independent living. Through the implementation of Coordinated Entry (CE) there is a process through which persons experiencing or at-risk of homelessness are assessed for their housing needs and referred to the most appropriate housing intervention available. The CE assessment tool provides key data for the community to complete a comprehensive analysis of the homeless system to identify gaps and use data to inform housing, programming and funding decisions.

Through direct services provided by Client Intake Coordinator, Case Manager, Program Coordinator, Outreach Coordinator/Housing Navigator, and Crisis Intervention Specialist at partner agencies Christian Community Action (CCA), Denton County Friends of the Family (DCFOF), Giving Hope, Inc (GH), and The Salvation Army Denton, A Georgia Corporation (TSA) client housing needs are coordinated among partners.

The Street Outreach Coordinator/Housing Navigator provides collaborative case management delivered directly to the unsheltered homeless on the street. All street outreach clients are assessed for needs and entered into HMIS. When possible, the unsheltered are also assessed for housing need through our shared housing assessment, the VI-SPDAT (or F-VI-SPDAT for families). Most often Street Outreach Coordinator/Housing Navigator is referring to one of the local shelters, DCFOF and TSA for emergency housing; to housing assistance programs, GH Rapid Re-housing; to PSH programs with GH and Denton County MHMR; and the Denton Housing Authority for voucher assistance; and to other supportive services in the community that ensure housing stability and a swift transition to independent living.

Case Managers at DCFOF and TSA are implementing the CE process which is the assessment of housing vulnerability and housing assistance needed. Case managers complete the VI-SPDAT (or F-VI-SPDAT for families) and it is entered into HMIS or comparable database. HMIS assessment places the client on our Housing Priority List (HPL) for referral to the appropriate provider for a housing solution based on the clients assessed housing needs. We have a workaround that allows our DV provider to complete the same assessment and then provide de-identified information for the HPL.

Because clients have other needs that support housing stability, DCFOF and TSA assists clients with education/employment assistance, life skills, transportation, financial empowerment, and applying for government benefits and support. DCFOF's group programming and individual case management is provided to victims to empower them to make fiscally responsible choices and set achievable goals in creating and maintaining independence. Advocates and counselors are available to assist victims with any barriers they may face including pressing legal and safety needs as well as emotional stability and restoration. Shelters utilize CE for clients in need of housing assistance.

To round out the housing crisis response system, housing assistance provider, Giving Hope, Inc.'s (GH) Case Manager utilizes CE to pull people off the Housing Priority List (HPL) in HMIS when Rapid Re-housing housing assistance is identified. The system is aligned with other non-ESG programs such as GH's PSH and Denton County MHMR's PSH programs that are also pulling people off of the HPL as housing units and funding for housing assistance is available. Housing stability is an important part of the process so Christian Community Action (CCA) and GH's case managers are assisting persons at-risk of homelessness. Case Managers are working with persons at-risk of homelessness to provide short-term housing assistance and housing stability supportive programs and services that assist with permanent and independent housing stability.

As a compliment to the housing crisis response system, one of the ESG collaborative partners hosts an annual summit as a part of a broader community Landlord Engagement Initiative to increase the

awareness of landlords about homeless prevention programs and increase the number of landlords willing to lower barriers to housing and accept previously homeless households.

As a part of the housing crisis response system, the system itself is designed with specific strategies to shorten the length of time a person or family experiences homeless to move the homeless to housing and to prevent individuals and/or families who were recently homeless from becoming homeless again. The strategy requires targeted coordination of services; quality data collection and analysis; and a process through which persons experiencing or at-risk of homelessness are assessed for their housing needs and referred to the most appropriate housing intervention available as soon as possible.

Through City of Denton general funds, Community Development Block Grant (CDBG), and ESG funding, partner agencies receive support to participate in Coordinated Entry (CE) and HMIS reporting (or HMIS comparable database). The data collected provides analysis of the period of time that individuals and families experience homelessness. The CE system is specifically designed to reduce the time that it takes for a person who is homeless to have housing needs identified and referred to the right housing option. Client Intake Coordinator, Case Manager, Program Coordinator, Outreach Coordinator/Housing Navigator, and Crisis Intervention Specialist at partner agencies Christian Community Action (CCA), Denton County Friends of the Family (DCFOF), Giving Hope, Inc. (GH), and The Salvation Army Denton, A Georgia Corporation (TSA) coordinate client housing services to help shorten the time it takes to make the transition to permanent housing and independent living.

Through direct services provided by Client Intake Coordinator, Case Manager, Program Coordinator, Outreach Coordinator/Housing Navigator, and Crisis Intervention Specialist at partner agencies Christian Community Action (CCA), Denton County Friends of the Family (DCFOF), Giving Hope, Inc (GH), and The Salvation Army Denton, A Georgia Corporation (TSA) client housing needs are coordinated among partners with the specific outcome that effective coordination reduces the time an individual and/or family experiences homelessness.

For example, DCFOF aims to shorten periods of homelessness and prevent future homelessness for domestic violence and sexual assault victims by taking a 'safety first' approach. Many DV clients become homeless because homelessness is their only option in order to leave an abusive or dangerous situation. By focusing on safety, legal, and financial needs through our advocacy team as well as emotional stability and education from our counseling team, victims are provided with comprehensive services that help them better understand how to safely start over and rebuild their lives. With safe and healthy choices at the forefront of their decision making, victims are more likely to develop independent successful homes and less likely to return to an abusive situation or enter a new relationship based on power and control.

To help prevent individuals and/or families who were recently homeless from becoming homeless again, the Rapid Re-housing (RRH) partner, GH, case manager provides housing stability case management and supportive services combined with the housing assistance. Generally, homeless prevention assistance is three to six-months but RRH can provide extended support for clients who were assessed to need longer support necessary to ensure housing stability.

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.

The most effective tool for assisting low-income individuals and families to avoid becoming homeless is to ensure there are resources to prevent individuals and families at risk from becoming homeless in the first place. Leveraging all funding that supports homelessness prevention provides a framework for a collaboration among all the systems of care ensuring low-income families avoid becoming homeless. These coordinated strategies also work to improve community capacity by seeking to increase funding for homelessness prevention programs including housing stabilization resources; case management; and supportive services needed to help maintain housing.

Specifically ESG homeless prevention funds are targeted towards two main populations and groups that include Families and individuals that currently have housing but who are facing eviction or who may be at risk of becoming homeless. Christian Community Action (CCA) and Giving Hope, Inc. (GH) have case managers working with individuals and families identified at-risk in homeless prevention programs. Case managers assess qualification and provide them with temporary rent or utility bill assistance to prevent the individual or family from becoming homeless. The programs also provide a variety of case management and self-sufficiency programs to ensure housing stability. Case management support is maintained through a minimum of monthly counseling in one or more housing stability programs like budget planning, financial management, employment counseling, etc. Case managers are working to ensure the household has stability and can be self-sufficient once assistance ends.

Shelters work to avoid discharging clients back into homelessness. Denton County Friends of the Family (DCFOF) and The Salvation Army Denton, a Georgia Corporation (TSA) help low income individuals and families receiving assistance from public and private agencies by coordinating with ESG partners and other government and private programs to extend shelter stays for shelter residents at their maximum stay time while clients work with the aforementioned programs to secure housing, employment, education, and other needs. Often sheltered individuals must wait extra time when requesting rapid rehousing funds or pending property readiness for housing. DCFOF Residential Advocates assist sheltered individuals by helping them prepare extension requests, granted weekly, which are approved by the Shelter Director so that individuals and families avoid returning to homelessness while they work in coordination with Housing Case Managers at partnering agencies. Housing case managers work directly with DCFOF Residential Advocates to understand barriers these families and individuals face by remaining in weekly contact and collaborating on expedited entry into housing assistance.

For those who are likely to become homeless after being discharged from a publicly funded institution or system of care, Coordinated Entry (CE) is also recommended. Through community CE planning efforts we have a communication plan for educating the public and engaging all stakeholders to help them better understand the process for engagement and referral into our CE system. Current strategies

include building working relationships with institutions and systems of care to ensure timely referrals to avoid becoming homeless upon discharge.

Discussion

In addition to the efforts discussed in previous sections, the City continues to support activities that ensure there are resources to prevent those who are not homeless, but have other special needs, from becoming homeless. Here are a few examples:

- CDBG funds support SPAN's congregate and meal delivery programs that help the elderly and frail with food security and self-sufficiency that contribute to housing stability.
- City's general fund support of CASA that ensure children aging out of the foster care system have resources and will not exit to homelessness.
- ESG funds for street outreach programs for Giving Hope, Inc. provide outreach to the chronically homeless on the street. This program includes HIV testing to help identify those who are at risk and prioritize them for other permanent housing assistance programs.
- City's general funds support of Denton County MHMR helps provide support to residential housing programs for persons with disabilities.
- City's general funds support of Retired Senior Volunteer Program helps provide support to seniors.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

This section describes the City’s plan to address barriers in affordable housing identified in the 2015 Analysis of Impediments to Fair Housing Choice (AI).

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

The City of Denton’s Analysis of Impediment to Fair Housing does not indicate that the current public policies create barriers to affordable housing. The following is an explanation of Denton’s policies:

1. In February 2002, the City of Denton adopted the Denton Development Code, a document that unifies elements of zoning, subdivision regulation, environmental protection, site design standards, and other development regulation
2. The zoning regulations contain 10 districts that allow single-family dwellings. Mixed-use structures are encouraged in some districts allowing the development of retail or office on lower floors with multi-family residential above. Denton’s comprehensive plan, Denton Plan 2030, and formerly The Denton Plan, will continue to guide the regulatory framework to encourage a diversity of population and income levels, accessibility to employment, recreation, school and community uses, and connection to public transit.
3. Construction codes allow for the renovation of existing, usually older and more affordable units. Under these codes, units would not have to bear the increased costs of new construction codes unless a health or safety issue is present.
4. Lots of record which may not meet current area requirements are “grandfathered” in some circumstances.
5. The City of Denton building code requirements are reviewed by the Health and Building Standards Commission. This commission is a council-appointed citizen committee. Members are generally from the development community and are careful to ensure that adopted codes do not discourage development activities.
6. The number of affordable housing units in the City of Denton as compared to other communities in Denton County indicates that current development policies do not hinder the development of a variety of housing units, including affordable units.

Discussion

The City of Denton Community Development staff is currently participating in a DFW Regional Assessment of Fair Housing. Denton and several other communities, including Dallas, Plano, McKinney, Garland, Frisco, and others are working to determine areas of need and activities that can assist communities in promoting fair housing throughout the DFW metroplex.

AP-85 Other Actions – 91.220(k)

Introduction

This section reports additional effects the City will undertake during the 2017-18 program year to address residents' housing and community development needs.

Actions planned to address obstacles to meeting underserved needs

- Seek out additional funding sources to support housing and public services activities;
- Assist local non-profit organizations in obtaining grants or other funding to support their efforts;
- If necessary, act as a “pass through” organization to continue use of State and other funding to support homeless prevention and services for the homeless;
- Continue to support existing public (social) services programs through the allocation and administration of City of Denton general fund dollars.
- Work with the City's Development Services Department to implement recommendations included in the Denton Plan 2030.

Actions planned to foster and maintain affordable housing

- Continue to provide down payment, closing cost, and principal reduction assistance to low and moderate-income homebuyers through the Homebuyer Assistance Program;
- Fund new affordable housing development through Habitat for Humanity of Denton County;
- Continue to fund the City's Home Improvement and Minor Repair programs to assist low and moderate income homeowners with repairs to their homes to meet their needs for safe and decent housing;
- Continue to support the Denton Affordable Housing Corporation's (DAHC) efforts to increase the number of affordable housing units including their Affordable Housing Opportunity and Rental Rehabilitation programs;
- Work with the Denton Housing Authority to support the development of additional affordable housing and obtain additional housing vouchers if available.
- Work with the City's Development Services Department to implement recommendations included in the Denton Plan 2030.

Actions planned to reduce lead-based paint hazards

During the 2017-2018 program year, Denton plans to reduce lead-based hazards in Denton by ensuring that all lead-based regulations are met throughout any housing rehabilitation construction activity performed on homes built prior to 1978 including the Minor Repair Program, Home Improvement Program, Homebuyer Assistance Program, and DAHC's Rental Rehabilitation. Denton will also seek opportunities to educate the public, housing services customers, and contractors regarding the hazards

of lead-based paint.

Actions planned to reduce the number of poverty-level families

The City of Denton will continue to work with local non-profit organizations to administer programs designed to support lower income individuals and families. These programs will assist households in improving their financial status. Programs include: 1) free and/or low cost health care; 2) affordable child care; 3) mental health care services; 4) support for elderly households and others; develop housing initiatives to support veterans.

The following are Denton's current efforts supporting the Consolidated Plan goal of low and moderate income persons having the opportunity to earn higher wages.

- The City of Denton Economic Development staff participates with regional municipalities and the local Texas Workforce Commission Board in the North Central Texas Regional Economic Development Steering Committee for the purpose of addressing existing and future workforce skills needs of our respective and regional employers. The Committee is a participant in Texas Workforce Commission's High Demand Job Training Program that identifies and develops the skill sets of individuals for jobs in high-demand occupations in our respective region and cities.
- Denton's Economic Development Partnership Board adopted a Strategic Plan that provides a means to address Denton's key workforce needs.
- Denton ISD's Career and Technology Advisory Board industry partners provide curriculum expertise and internship opportunities to students enrolled in the district's 31 career skills and certification training programs covering 11 career fields. Dual high-school/college credit classes are offered to high school juniors and seniors.
- North Central Texas College (NCTC) has developed certifications and associate degree programs for specific industry partners, such as the Petroleum Technology Certification and Associate Degree options. NCTC is a partner to businesses utilizing Skills Training grant funds.

Actions planned to develop institutional structure

The two institutional gaps stated in the 2015-2019 Consolidated Plan included the provision of homebuyer education classes for low and moderate-income new homebuyers and supportive housing. To meet the provision homebuyer education during the 2017-18 program year, Denton is investigating partnerships with HUD-approved Housing Counseling Agencies and Denton Affordable Housing Corporation to develop a more comprehensive educational program. Currently HUD-approved Housing Counseling Agencies are in the process of complying with the new Housing Counseling Certification Requirements. Agencies will have 36 months from the new rule to comply with the new regulations.

As discussed in SP-40 the City will support a community organized collective Impact initiative with its funding partner the United Way of Denton County. In addition, the City will support collaborative

efforts of the Denton County Homeless Coalition (DCHC) and other service sector programs to ensure the community is organized to advocate; coordinate service delivery; improve effective use of available resources and provide leadership for long-term planning efforts among various homeless providers, homeless advocates and across multiple sectors.

Strategies to move the homeless to housing and to shorten the length of time a person or family experiences homeless involve:

- Supporting a coordinated access network to significantly reduce the time it takes for a person who is homeless to identify and access the right services needed.
- Improving community capacity by seeking to increase local resources for housing programs including housing location and stabilization resources; case management; and supportive services.
- Facilitating coordination of case management and supportive services to help the homeless have access to the services necessary to secure housing and maintain housing stability.
- Increasing supportive housing options for those with prioritized special needs

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, education, health care and other needed services. Over the past four 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 in an attempt to maximize the benefits derived from available resources.

Below is a list of the committees that have been developed to assist in improving the coordination of services:

- Denton County Homeless Coalition
- Homeless Leadership Tea, collective impact project
- Behavioral Health Leadership Team, a collective impact project
- Community Health Council
- Denton Hunger Coalition
- Early Childhood Coalition serving the North Texas Region
- United Way's Community Needs Assessment Committee

City of Denton Community Development (CD) staff members will continue to participate in the above committees during the 2017-18 program year. The City is part of a strong team of service providers who are working to improve services for the low income community.

In addition, the Mayor of Denton convened a Task Force in 2015 supported by Community development

(CD) staff to look at the issue of homelessness. Three priorities were identified by the task force.

1. Funding – Increase in Available Resources
2. Housing – Coordinated, Accessible, and Affordable
3. System Design – to establish a network of Community Collaboration

Nested in the ideas for program and housing interventions for the homeless was stronger community collaboration around shared community goals to end homelessness; better data collection and sharing; involvement of a wider audience of stakeholders; and more intentional effort to help educate and inform the community about solutions to homelessness and community impact efforts. Ultimately, the priorities that the task force recommended to City Council for their support and consideration were to seek funding to seed new collaborative projects.

The task force recommends have resulted in a public private partnership between the City of Denton and the United Way of Denton County to fund a coordinator position to oversee a collective impact project that will develop and implement community-wide coordinated strategies toward the shared goal of ending homelessness.

Discussion

Not Applicable

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

This section will describe activities planned with respect to all CDBG funds expected to be available during the program year (including program income that will have been received before the start of the next program year).

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 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. – 2017 program year | 80.77% |

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:

Recapture Policy

The City of Denton utilizes HOME funds to provide assistance to first-time homebuyers with closing costs, down payment, prepaids and principal reduction through the City's Homebuyer Assistance Program. The maximum HOME subsidy for both programs will be \$14,900. The HOME subsidy sets up a 5-year recapture period and provided as a deferred forgivable loan at a 0% interest rate.

Denton utilizes recapture as required by 24 CFR 92.254(a). Recapture occurs when the homebuyer sells the property during the affordability period, or when the recipient of HOME funds defaults by leasing the property, fails to maintain the property as a primary residence, the property is foreclosed on by any lender, or when the recipient violates the covenants contained in the Written Agreement between the homebuyer and the City of Denton or DAHC. The terms of recapture are contained in the Written Agreement.

Homebuyers that receive direct down payment, closing cost, principal buydown assistance and/or a reduction of the sales price to below the market value to make the unit(s) affordable, will meet the affordability period if they remain in the home for the full required period of affordability as determined by the amount of the assistance received (five to fifteen years). The actual required period of affordability will be based on the total amount of the direct HOME assistance provided as noted below. The effective date of the beginning of the required period of affordability is the date all completion data is entered into IDIS and as documented by a fully executed Closing Disclosure, a copy of which has been placed in each individual homebuyer's file.

Under "Recapture", if the home is sold prior to the end of the required affordability period a portion of the net sales proceeds from the sale, if any, will be returned to be used for other HOME-eligible activities. The portion of the net sales proceeds that is returned is equal to the amount of HOME funds invested in the property less the amount for each full month that the residence was occupied by the homebuyer or property owner as his/her/their 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 and the City recaptures 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. This will document that there were no net sales proceeds; or the amount of the net sales proceeds was insufficient to cover the full amount due; and that no proceeds were distributed to the homeowner.

Other than the actual sale of the property, if the homebuyer breaches the terms and conditions for any other reason, e.g. no longer occupies the property as his/her/their principal residence, the full amount of the subsidy is immediately due and payable. Denton must immediately repay its HOME Treasury Account, from non-federal funds, for the full amount of the assistance provided whether or not it can recoup any or all of the funds from the homebuyer.

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:

Homebuyer Assistance Program: Federal assistance will be provided in the form of a 0% interest, deferred payment loan and will be secured by a HOME Written Agreement, Promissory Note and a Deed of Trust, fully executed and dated by all applicable parties. 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 of HOME funds to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME funds.

Discussion

Under the HOME program, eligible applicants must have household income at or below 80% of the AMI and meet program guidelines to be eligible. Funding is available on a first-come first-serve basis and funding is available. Applications for program assistance are available at the Community Development (CD) Office. Under the Home Improvement Program, interested applicants complete a preliminary waiting list application and as funds are available, CD Staff will submit a letter requesting that if still interested an appointment can be made to assist with the application. Under the Homebuyer Assistance Program, interested applicants apply for a mortgage company and if eligible for a mortgage loan, the mortgage company submits application to the Community Development Division. CD staff schedule an appointment with applicant to review application and guidelines. Information on the programs is available on the City of Denton's website.

The budget process for Denton's community development programs begins almost one year in advance of the fiscal year. HUD notifies the City as to the level of funding expected, the public participating process begins, applications are solicited locally and received by the Community Development Staff, the Community Development Advisory (CDAC) and the Human Services Advisory (HSAC) Committees. Recommendations are then formulated and presented to the Mayor and the City Council. The final step is the submittal of the City's formal applications to HUD for the funds allocated to Denton. The City's application is called the Action Plan. The City of Denton's fiscal year runs from August 1 to July 31. For example, Fiscal Year 2010 will begin August 1, 2010 and will run through July 31, 2011.

Any nonprofit or for-profit groups, especially those serving the community development needs of low and moderate income people, the disabled, minorities or the elderly are encouraged to participate in the implementation of Denton's Community Development programs. Interested groups are encouraged to attend public hearings.

(vi) The participating jurisdiction may limit the beneficiaries or give preferences to a particular segment of the low-income population only if described in the action plan.