



City of Denton

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

Meeting Agenda

Economic Development Partnership Board

Wednesday, May 8, 2024

11:00 AM

Development Service Center

After determining that a quorum is present, the Economic Development Partnership Board of the City of Denton, Texas, will convene in a Regular Meeting on Wednesday, May 8, 2024, at 11:00 a.m. in the Development Service Center Training Rooms 3, 4, and 5 at 401 N. Elm Street, Denton, Texas at which the following items will be considered:

1. ITEMS FOR CONSIDERATION

- A. [EDP24-041](#) Consider approval of the April 10, 2024 Minutes.

Attachments: [April 10, 2024 EDPB Meeting Minutes - DRAFT](#)

2. WORK SESSION

- A. [EDP24-039](#) Receive a report and hold a discussion regarding Section 2.83(c) of the City Code which governs boards, commissions, and committees specifically related to the attendance policy.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Board Member Notification of Absence Form](#)
[Exhibit 3 - EDPB Attendance Presentation](#)

- B. [EDP24-042](#) Receive a report and hold a discussion regarding Loop 288 expansion projects.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Presentation](#)

- C. [EDP24-040](#) Staff Reports:

1. EDPB Partnership Update - Jamie Adams
2. Ambassador Program Update - Megan Ball
3. Affordable Housing Toolkit - Leia Atkinson
4. Downtown Reinvestment Grant Update - Kristen Pulido
5. Director Update - Brittany Sotelo
6. Future Agenda Items - Christine Taylor

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Affordable Housing Toolkit Presentation](#)
[Exhibit 3 - Queue of Future Agenda Items](#)

2. CONCLUDING ITEMS

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

NOTE: The Economic Development Partnership Board reserves the right to adjourn into a Closed Meeting on any item on its open meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on May 3, 2024, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.



City of Denton

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Legislation Text

File #: EDP24-041, **Version:** 1

AGENDA CAPTION

Consider approval of the April 10, 2024 Minutes.

**MINUTES
CITY OF DENTON
ECONOMIC DEVELOPMENT PARTNERSHIP BOARD
April 10, 2024**

After determining that a quorum was present, the Economic Development Partnership Board convened in a Regular Meeting on Wednesday, April 10, 2024, at 11:08 a.m. in Training Rooms 3, 4, and 5 at the City of Denton Development Services Center, 401 N Elm St, Denton, Texas, 76201 at which the following items were considered:

PRESENT: Tony Clark (Vice-Chair), Erin Carter (ex-officio), Brian Danhof, Gerard Hudspeth, Jimmy Mejia, Paul Meltzer, Lee Ramsey, Jason Tomlinson, Clyde Rick Woolfolk

ABSENT: Steven Edgar (Chair), Jeremy Fykes, Kerry Goree, Sara Hensley (ex-officio), Aaron Roberts, and Jamie Wilson (ex-officio)

STAFF: Scott Bray, Christina Davis, Vanessa Esparza, Cassandra Ogden, Kristen Pulido, Cameron Robertson, Brittany Sotelo, Erica Sullivan, and Matilda Weeden

1. ITEMS FOR CONSIDERATION

Note: Items are listed in the order they were considered. In the absence of the chair, Tony Clark was the acting chair for this meeting.

A. EDP24-030 Consider approval of the minutes of the February 14, 2024.

Woolfolk made a motion to approve the minutes of February 14, 2024. Danhof seconded the motion. Motion carried (7-1).

AYES (7): Clark, Danhof, Hudspeth, Meltzer, Ramsey, Tomlinson, Woolfolk
NAYS (0): None
ABSENT (1): Mejia

2. WORK SESSION

A. EDP24-032 Receive a report, hold a discussion, and give staff direction regarding the Incentive Evaluation Matrix.

Staff presented the item and discussion followed.

Jimmy Mejia arrived at 11:16 am.

3. ITEMS FOR CONSIDERATION - CONTINUED

- A. EDP24-031 Receive a report, hold a discussion, give staff direction, and make a recommendation to City Council regarding the City of Denton’s policies for incentives.**

Danhof made a motion to approve recommendation to City Council with the amendment that the childcare assistance benefits section be changed to include comprehensive benefits. Ramsey seconded the motion. Motion carried (8-0).

AYES (8): Clark, Danhof, Hudspeth, Mejia, Meltzer, Ramsey, Tomlinson, Woolfolk
NAYS (0): None

4. WORK SESSION - CONTINUED

- A. EDP24-033 Receive a report and hold a discussion regarding Atmos Energy utility update.**

John Manganilla from Atmos Energy presented the item and discussion followed.

- B. EDP24-0034 Receive a report and hold a discussion regarding the quarterly Stoke Denton update.**

Heather Gregory from Stoke presented the item and discussion followed.

- C. EDP24-035 Staff Reports:**

- 1. EDPB Partnership Update - Jamie Adams**
- 2. Downtown Master Plan Update - Cameron Robertson**
- 3. Downtown Reinvestment Grant Update - Kristen Pulido**
- 4. Future Agenda Items - Christine Taylor**

These items were not presented. Board was directed to view these reports in the attachments.

5. CONCLUDING ITEMS

With no further business, the meeting adjourned at 12:50 p.m.

Steven Edgar, Chair
Economic Development Partnership Board

Vanessa Esparza
Administrative Assistant

Minutes Approved On: _____



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Legislation Text

File #: EDP24-039, **Version:** 1

AGENDA CAPTION

Receive a report and hold a discussion regarding Section 2.83(c) of the City Code which governs boards, commissions, and committees specifically related to the attendance policy.



AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

ACM: Christine Taylor, Assistant City Manager

DATE: May 8, 2024

SUBJECT

Receive a report and hold a discussion regarding Section 2.83(c) of the City Code which governs boards, commissions, and committees specifically related to the attendance policy.

BACKGROUND

To align the Economic Development boards with other City of Denton boards, commissions, and committees, the Economic Development Partnership Board (EDPB) will be following the attendance policies of the City's Code of Ordinances. Specifically, this will mean reporting absences and tracking the attendance of each board member.

The attendance policy for City of Denton boards, commissions, and committees is governed by [Section 2.83\(c\) of the Code of Ordinances](#). The Code generally states that members shall attend regularly scheduled meetings and must contact staff prior to the meeting if they are unable to attend. Absences can be excused for the following reasons:

- Personal or family illness
- Death of a family member
- Jury duty
- Service in the armed forces
- Testifying before the legislature
- Attending a seminar involving municipal matters of importance to the member's duties
- An absence necessary for the member's business or employment

If the absences does not meet one of the criteria above then the member has the ability to request the absence be excused by City Council or leave the absence as unexcused. An unexcused absence of a member for more than three meetings in a year or 50 percent of regular meetings in a year shall be considered cause for removal from the board by City Council. The City Secretary is required to report board attendance to City Council quarterly.

In order to follow City procedures following this meeting, EDPB Board Members will be required to notify staff prior to the meeting if they will be absent and complete the Board Member Notification of Absence Form included as **Exhibit 2**.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Board Member Notification of Absence Form

Exhibit 3 – EDPB Attendance Presentation

Respectfully submitted:

Vanessa Esparza

Administrative Assistant



B&C NOTIFICATION OF ABSENCE

Per Section 2.83(c) of the Denton City Code, *Members who cannot attend the meeting must contact the chairperson or an appropriate staff liaison concerning his or her absence prior to the meeting. Please also include citysecretary@cityofdenton.com in the notification email.*

MEMBER INFORMATION		
Name	Email	Phone

Date of absence: _____

What board, commission, or committee does this absence apply to?

- Select only one _ Submit one form per absence

- | | |
|--|--|
| <input type="checkbox"/> Airport Advisory Board | <input type="checkbox"/> Internal Audit Advisory Committee |
| <input type="checkbox"/> Animal Shelter Advisory Committee | <input type="checkbox"/> Library Board |
| <input type="checkbox"/> Animal Shelter Advisory Committee | <input type="checkbox"/> Parks, Recreation and Beautification Board |
| <input type="checkbox"/> Board of Ethics | <input type="checkbox"/> Planning and Zoning Commission |
| <input type="checkbox"/> Committee on Persons with Disabilities | <input type="checkbox"/> Public Art Committee |
| <input type="checkbox"/> Community Services Advisory Committee | <input type="checkbox"/> Public Utilities Board |
| <input type="checkbox"/> Denton Code Review Committee | <input type="checkbox"/> Sustainability Framework Advisory Committee |
| <input type="checkbox"/> Denton Police Department Chief of Police Advisory Board | <input type="checkbox"/> Traffic Safety Commission |
| <input type="checkbox"/> Health and Building Standards Commission | <input type="checkbox"/> Zoning Board of Adjustment |
| <input type="checkbox"/> Historic Landmark Commission | <input type="checkbox"/> Economic Development Boards |

Reason for Absence (Select only one criteria, as applicable. If not noted, see section below.)

1. personal or family illness
2. death of a family member
3. jury duty
4. service in the armed forces
5. testifying before the legislature
6. attending a seminar involving municipal matters of importance to the member's duties
7. absence necessary for the member's business or employment
8. OTHER: _____

If your absence is determined to be unexcused (not clearly meeting Criteria 1-7), would you like the City Secretary to submit a request to the City Council to excuse your absence? Yes No

Signed by: _____

Attendance Policy

EDP24-039
May 8, 2024
**Economic Development
Partnership Board**



Board Attendance Policy

- Originally adopted in 1966 and expanded for additional excused absences in 2000 and modified in 2020 to include procedures for absences.
- Every board member shall attend regularly scheduled meetings.
- Members unable to attend shall notify the Chair or staff prior to the meeting.
- Cause for removal:
 - Unexcused absences of **more than 3 or 50% of meetings;**
 - Regularly scheduled meetings; and
 - In any one year.

Excused Absences

- Personal or family illness
- Death of a family member
- Jury duty
- Service in the armed forces
- Testifying before the legislature
- Attending a seminar involving municipal matters of importance to the member's duties
- An absence necessary for the member's business or employment



Procedure

- If a Board Member knows they will be unable to attend a meeting:
 - Notify the Board Secretary (Vanessa Esparza).
 - Fill out the Board Absentee Form.
 - If unexcused, the Commission Member can:
 - Leave as unexcused.
 - Request the absence come before the City Council for consideration to excuse.
- Board and Commission attendance will be provided to the City Council quarterly.

Questions?



Absences. Every board, commission, and committee member shall attend all regularly called and scheduled meetings of the board, commission, or committee of which he or she is a member. The chairperson shall announce, for the record, the names of members absent and determine if the absence is excused or unexcused. Members who cannot attend the meeting should contact the chairperson or an appropriate staff liaison concerning his or her absence prior to the meeting. The unexcused absence of any board, commission, or committee member from more than three (3) regularly called and scheduled meetings of the board, commission, or committee of which he or she is a member in any one (1) year or lack of attendance at fifty (50) percent of the number of regular meetings in a year, unless such absence is excused, shall be considered "cause," as that term is used in [section 14.16](#) of the Charter, for removal of the member by the city council from such board, commission, or committee. An excused absence shall include personal or family illness, death of a family member, jury duty, service in the armed forces, testifying before the legislature, attending a seminar involving municipal matters of importance to the member's duties, absence necessary for the member's business or employment, and any related emergencies or other matters which the board, commission, or committee finds qualify as an excused absence. Attendance reports will be provided by boards, commissions, and committees to the city council on a quarterly basis for their review. Copies of this ordinance shall be forwarded to members of all of the standing boards, commissions, and committees and to new members as they are appointed.

(Code 1966, § 1-44; Ord. No. 96-154, § III, 7-9-96; Ord. No. 00-046A, § 1, 2-1-00)





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Legislation Text

File #: EDP24-042, **Version:** 1

AGENDA CAPTION

Receive a report and hold a discussion regarding Loop 288 expansion projects.



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

ACM: Christine Taylor, Assistant City Manager

DATE: May 8, 2024

SUBJECT

Receive a report and hold a discussion regarding Loop 288 expansion projects.

BACKGROUND

In early 2024, The Economic Development Partnership Board (EDPB) requested an opportunity for City of Denton Transportation to attend a future EDPB meeting to provide an overview of the transportation operations.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 - Presentation

Respectfully submitted:
Matilda Weeden
Economic Development Specialist



Loop 288 Project

Project Background and Improvements

May 8, 2024

EDP24-042, May 8, 2024



Outline

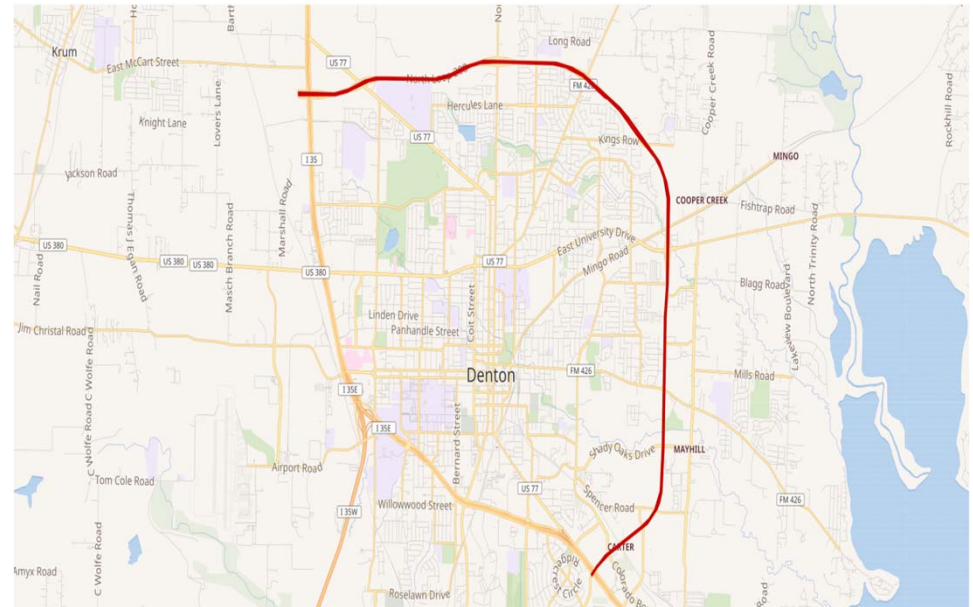
- Background of Loop 288
- Future Expansions by TXDOT
- US 380 – Loop 288 connector [Bypass]
- East Windsor Road Connector
- Qs and As and Feedback



EDP24-042, May 8, 2024

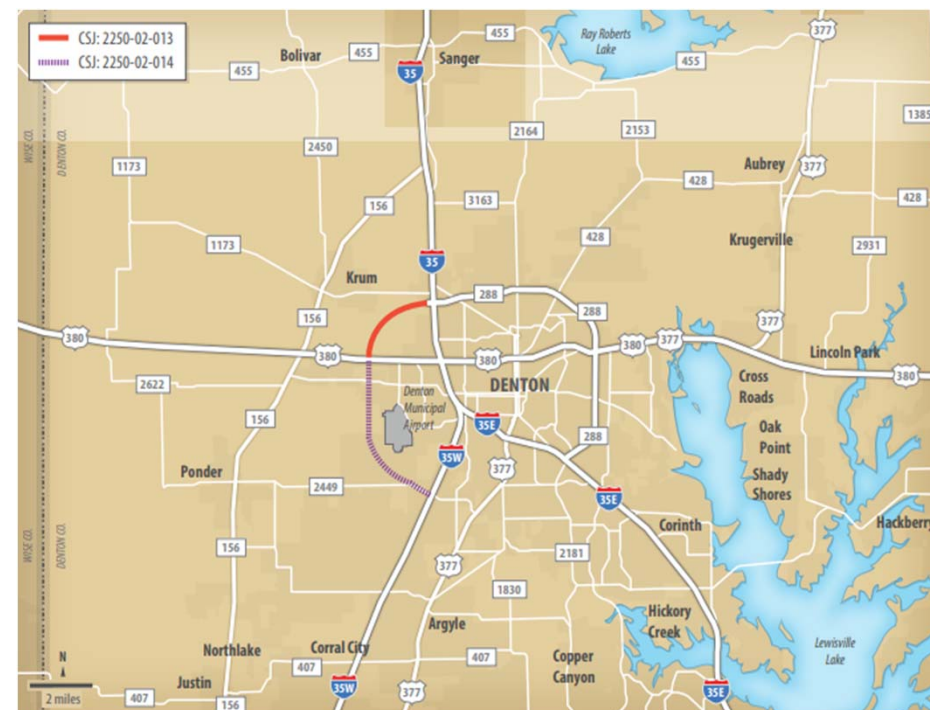
Background

- State Highway Loop 288 is a state highway in Denton, Texas. It was constructed in 1955 and was finished in the 1970s.
- The southern portion of the loop has shopping centers, restaurants, and interchanges
- The north side of the loop is rural and turns into a highway, with side streets and one traffic light for Kings Row.
- The road begins at an interchange with [Interstate 35](#) (I-35) on the northwestern corner of Denton and loops around the north, east, and southeast sides of the city before ending at another intersection with [I-35E](#) adjacent to [Denton's shopping mall](#).



Future Expansions

- This project will construct an extension of State Loop 288 around the western side of the City of Denton between I-35 and I-35W.
- The project will be constructed in stages but ultimately becomes a 4-lane urban divided parkway.
- This roadway is expected to relieve congestion on I-35 and help remove traffic from traveling through the core of the City of Denton.



Programming Status	
MTP [2045 Metropolitan Transportation Plan]	Yes
UTP [Unified Transportation Program]	Yes
STIP [Statewide Transportation Implementation Program]	Yes
Construction Funding Status	
This Project is Partially Funded	



EDP24-042, May 8, 2024

Source: <https://www.keepitmovingdallas.com/>

PROJECT DETAILS

CSJs / Project Limits:

- (CSJ 2250-02-013) – I-35 at SL 288 to US 380 W of Denton
- (CSJ 2250-02-014) – US 380 W of Denton to I-35W S of Denton

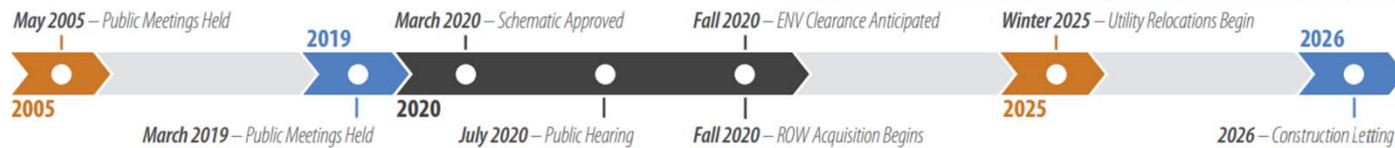
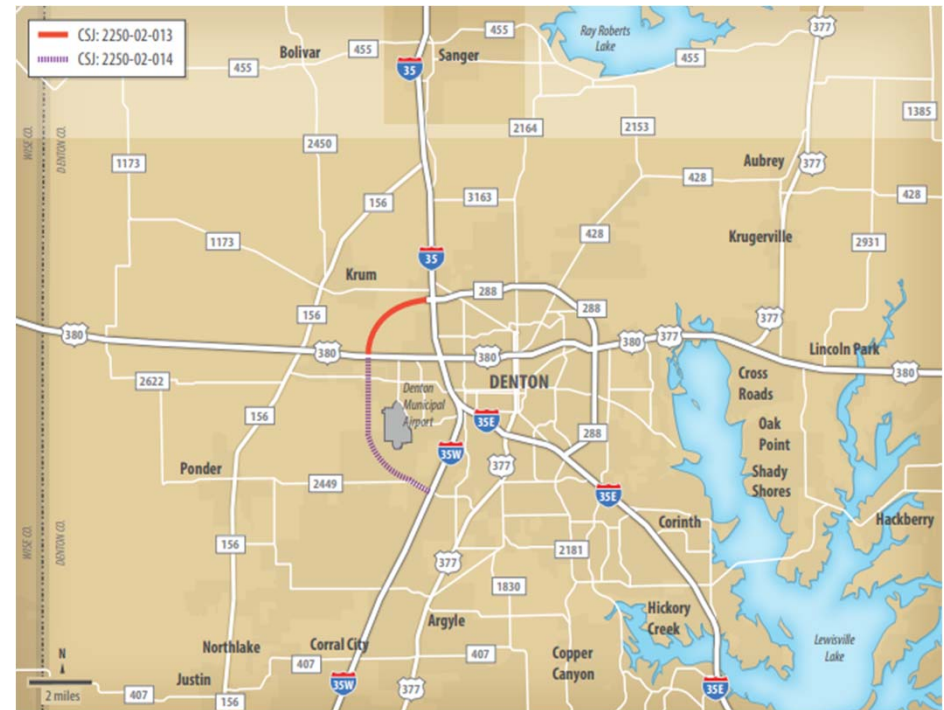
Estimated Project Let [Tentative]:

- 2026 (2250-02-013)
- 2026 (2250-02-014)

Project Segment Lengths:

- (2250-02-013) = 3.5 miles
- (2250-02-014) = 5.5 miles

Total Length Of All Segments: 9 miles

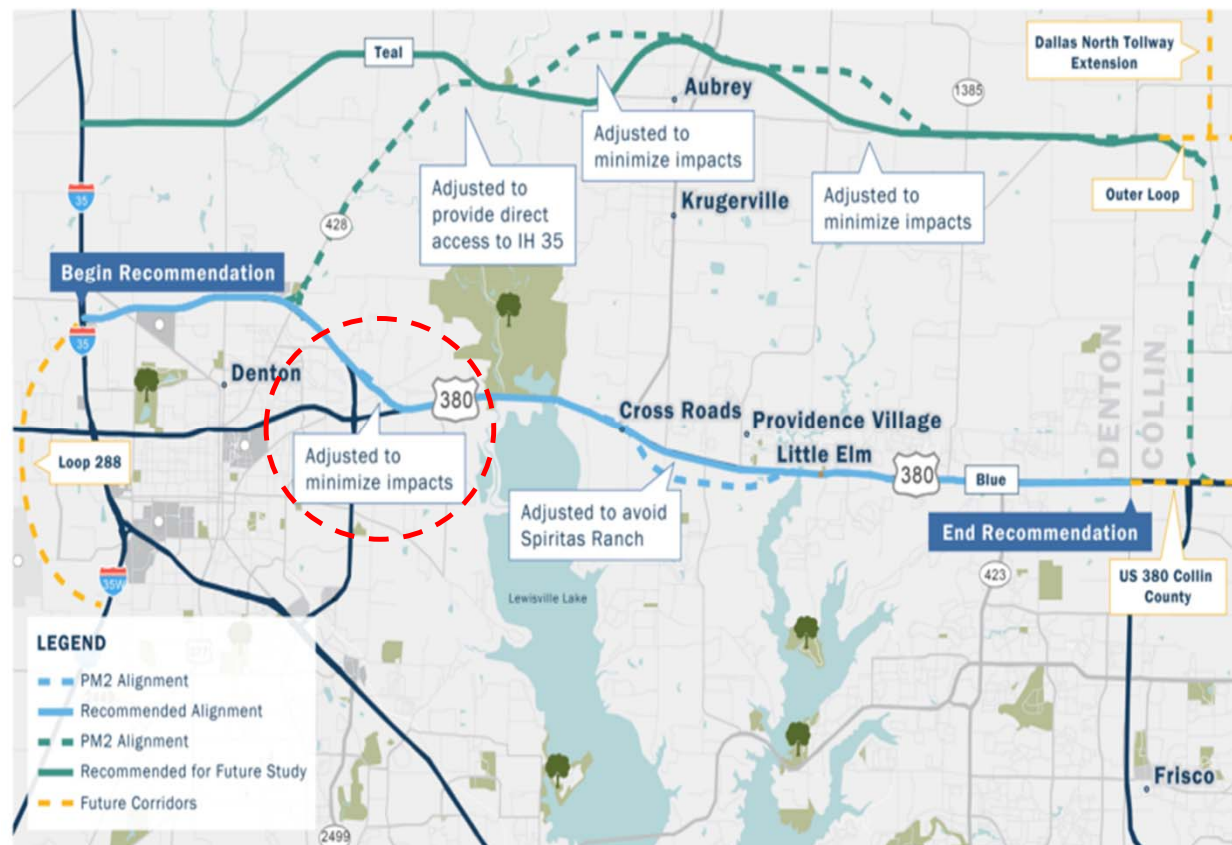


EDP24-042, May 8, 2024

Source:
<https://www.keepitmovingdallas.com/>

US 380 - Loop 288 Connector

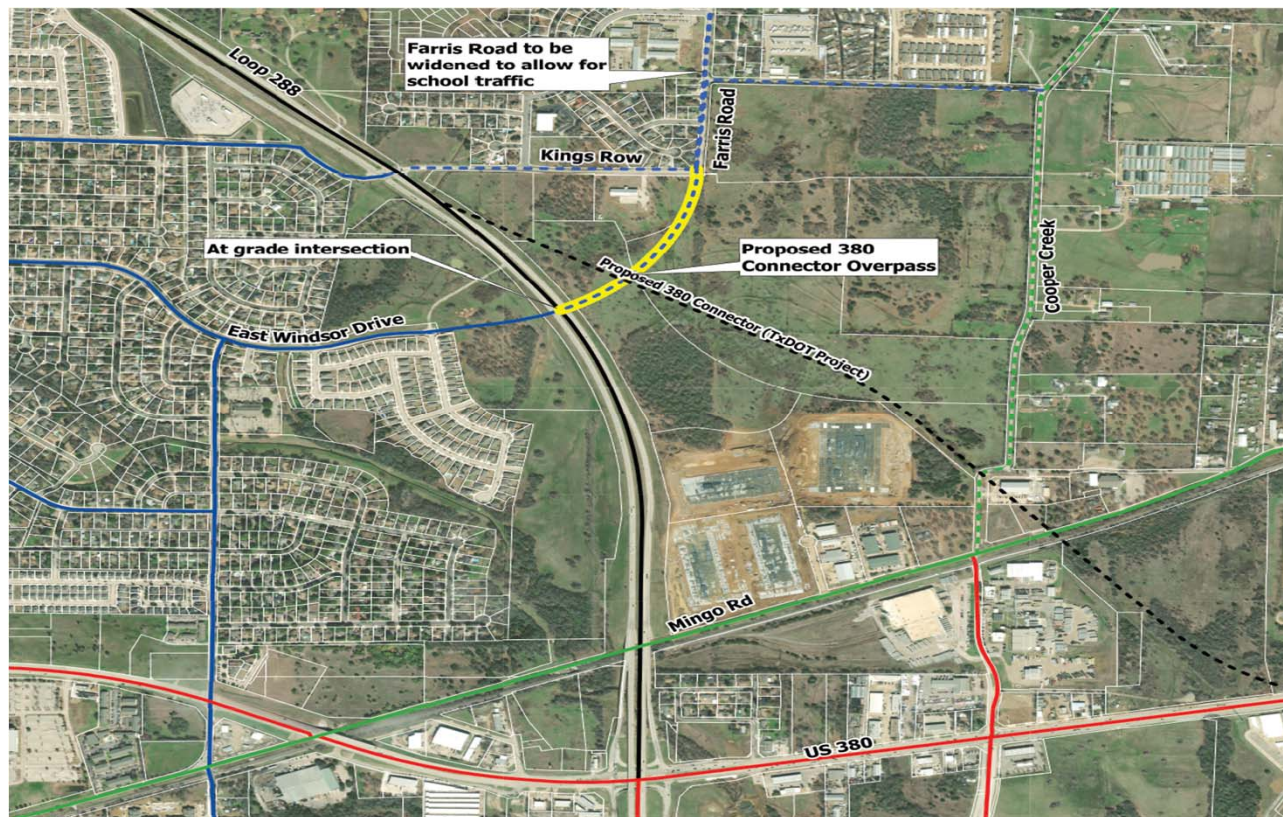
- US 380 Connector to Loop 288 that will land close to Kings Row on Loop 288
- This connector will provide a smooth transition between US 380 and Loop 288 and remove truck traffic from US 380 (without entering the Urban Core).
- The connector will impact how Kings Row Intersection connects Loop 288
- To enhance the connectivity of the communities on both sides of Loop 288, TxDOT proposed connecting Windsor Road via an at-grade signalized intersection at Loop 288 and an underpass at the US 380 connector.



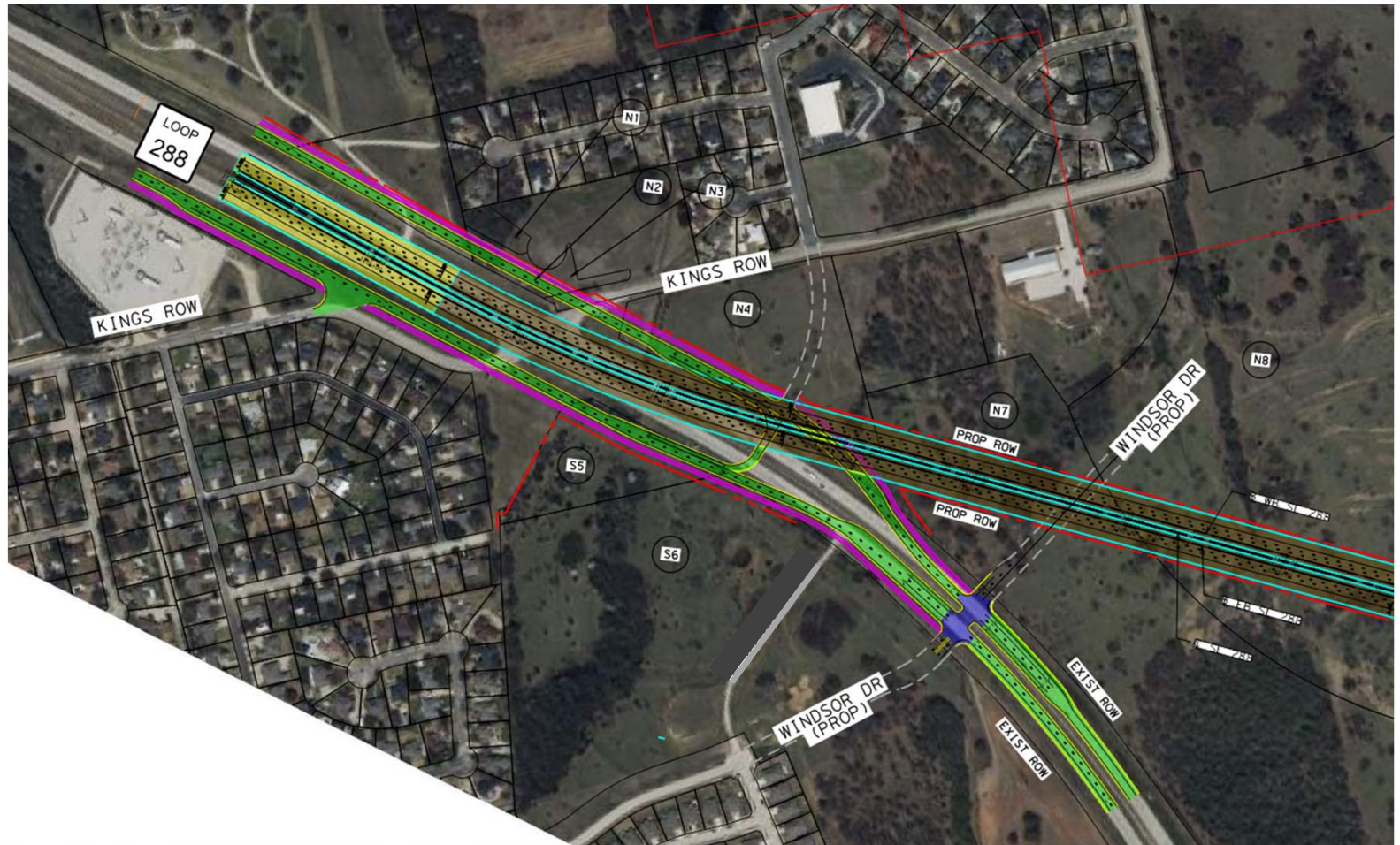
EDP24-042, May 8, 2024

East Windsor Connector

- Extend Windsor across Loop 288, connecting to Farris Road as a slow-speed Major Collector with a bike facility (110 ft of ROW)
- Maintain Kings Row as a 65-foot-wide collector with right in, and right-out roadway access to Loop 288 frontage roads
- Coordinate City's future roadways with the TxDOT's future 380 Connector



Proposed
Detailed
Excerpt
from
TxDOT as
of
04/29/24



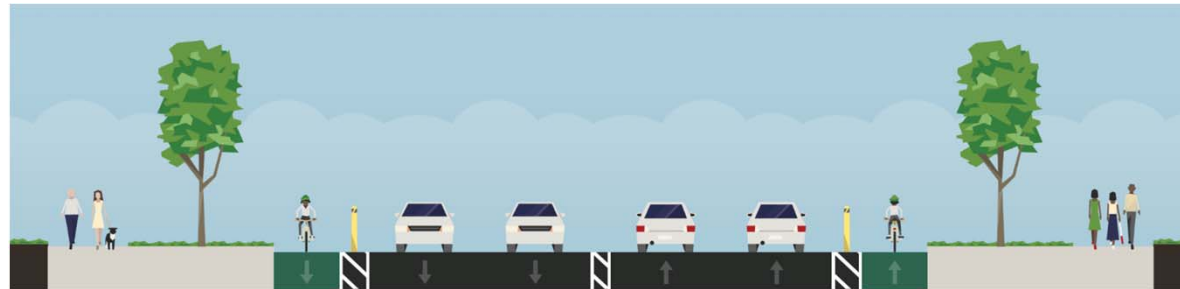
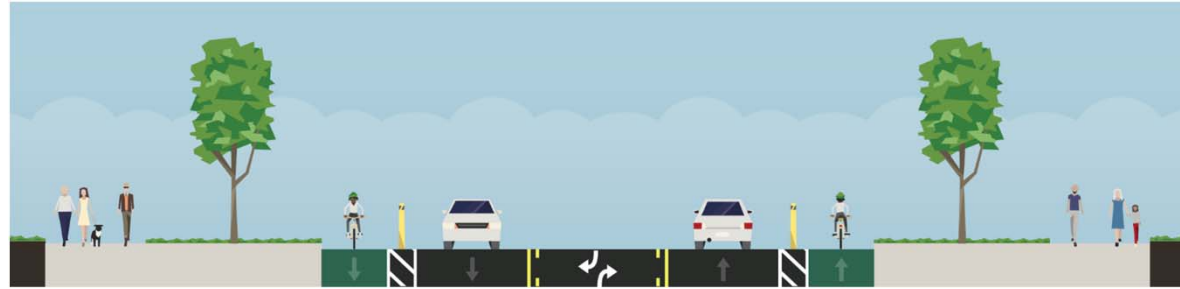
EDP24-042, May 8, 2024

Possible Future Windsor Roadway Sections

110 feet of ROW

Need pedestrian, bicycle, and vehicle facilities

Anticipated design speed of approximately 35 mph



EDP24-042, May 8, 2024

1. Bicycle Connectivity & Safety

- The existing connections to NE Denton via FM 428 and Kings Row have sight visibility and safety concerns→
- The proposed connection can be designed from the beginning as a safer, slow-speed crossing for all roadway users.

2. Traffic

- The added connection allows existing residential traffic to disburse more evenly to relieve traffic congestion at Kings Row and Loop 288.
- Will assist congestion during peak traffic times associated with the elementary school east of Loop 288.

3. Planning/TxDOT

- Inclusion of the East Windsor Drive extension ensures that the preliminary schematics for TxDOT plans (Loop 288 Frontage Road and 380 Connector) account for this roadway connection and its feasibility.
- The connection was included in the previous Mobility Plans but was removed in 2022 due to cost considerations. Recent community input and planning efforts indicate this is a needed roadway for a well-connected community.



EDP24-042, May 8, 2024

Questions / Feedback

Farhan Butt, Ph.D., P.E. M. ASCE

Deputy Director, Transportation Services Division

Development Services Department

Farhan.Butt@cityofdenton.com



EDP24-042, May 8, 2024



City of Denton

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

Legislation Text

File #: EDP24-040, **Version:** 1

AGENDA CAPTION

Staff Reports:

1. EDPB Partnership Update - Jamie Adams
2. Ambassador Program Update - Megan Ball
3. Affordable Housing Toolkit - Leia Atkinson
4. Downtown Reinvestment Grant Update - Kristen Pulido
5. Director Update - Brittany Sotelo
6. Future Agenda Items - Christine Taylor



AGENDA INFORMATION SHEET

DEPARTMENT: Economic Development

ACM: Christine Taylor, Assistant City Manager

DATE: May 8, 2024

SUBJECT

Staff Reports:

1. EDPB Partnership Update – Jamie Adams
2. Ambassador Program Update – Megan Ball
3. Affordable Housing Toolkit – Leia Atkinson
4. Downtown Reinvestment Grant Update – Kristen Pulido
5. Director Update – Brittany Sotelo
6. Future Agenda Items – Christine Taylor

BACKGROUND

EDPB Partnership Update:

A recap of recent and upcoming happenings within the Economic Development Partnership (EDP). Overview of key focus areas, EDP investor highlights, and meetings with key stakeholders in Denton. Additionally, recently held an industrial roundtable with plant managers discussing challenges, along with hosting the Quarterly investor forum on May 9 on the Future of Aviation in Denton.

Ambassador Program Update:

A brief update on the Ambassador Program. This verbal report includes initial data collected, scope of work overview, and service trends.

Affordable Housing Toolkit:

The Affordable Housing Strategic Toolkit is a collection of strategies to increase the amount of high quality of Affordable Housing in Denton. This update will focus on strategies scheduled for the nearest future, including infill housing and incentive-based zoning relief. The toolkit was approved in 2022 and has since been funded by the Bond Election of November 2023.

Downtown Reinvestment Grant Update:

On March 27, 2024, two projects were presented to the Tax Increment Reinvestment Zone Board. Both projects applied for the Downtown Reinvestment Grant and are on their way to City Council for approval. The projects are located at 104-106 W Oak St and 212 W Sycamore St. These are the second and third Downtown Reinvestment Grants to move through the process this calendar year. Staff is expecting one more to be submitted this summer and have received questions about the grant from several interested investors. On Tuesday, April 23 staff presented Bullseye Bike Shop with their Downtown Reinvestment Grant reimbursement check for \$50,000.

Director Update:

A brief update on department projects and progress from Director Brittany Sotelo.

Future Agenda Items:

An overview of current items in the Agenda Queue and discussion of possible future agenda items.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Affordable Housing Toolkit Presentation

Exhibit 3 – Queue of Future Agenda Items

Respectfully submitted:
Matilda Weeden
Economic Development Specialist



Affordable Housing Strategic Toolkit

City of Denton



Homelessness

Emergency Shelter

Supportive Housing

Affordable Rental Housing

Affordable Home Ownership

Naturally Occurring Affordable Housing

Market Rental Housing

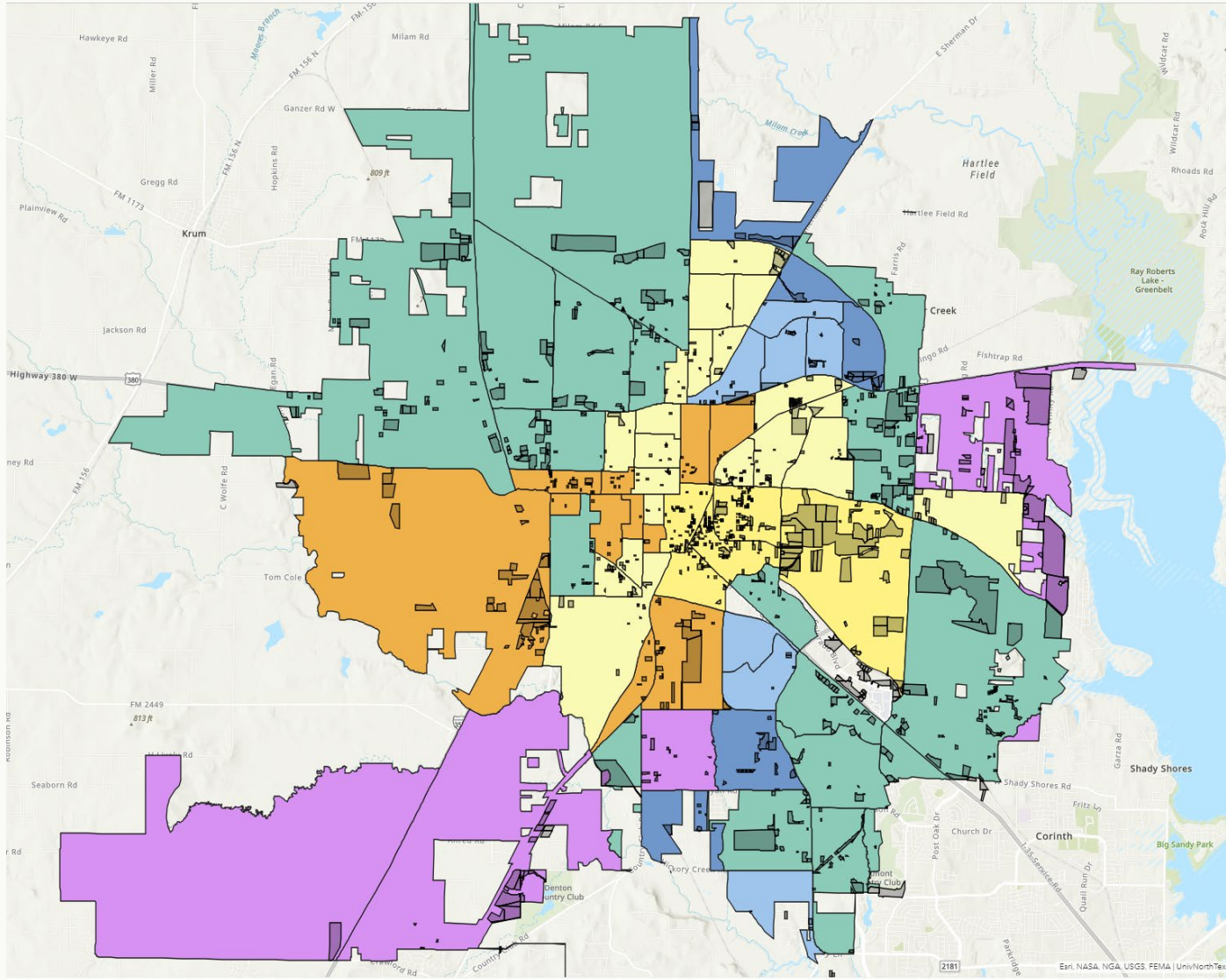
Market Home Ownership

Introduction to the Affordable Housing Toolkit

As our community continues to grow, the City of Denton is committed to fostering an economically diverse community with housing opportunities for everyone.

City Council adopted Denton's Affordable Housing Strategic Toolkit in February of 2022. The toolkit outlines five recommended strategies with eighteen targeted activities to deliver housing interventions.

Market Value Analysis



As part of the Housing Needs Assessment, Reinvestment Fund conducted a Market Value Analysis (MVA), a tool that uses statistical analysis of administrative data to inform housing and development strategies. The MVA classified Denton’s residential markets into **seven categories according to their general characteristics, strengths, and any signs of stress, from the strongest “A” markets to the more distressed “G” markets.**

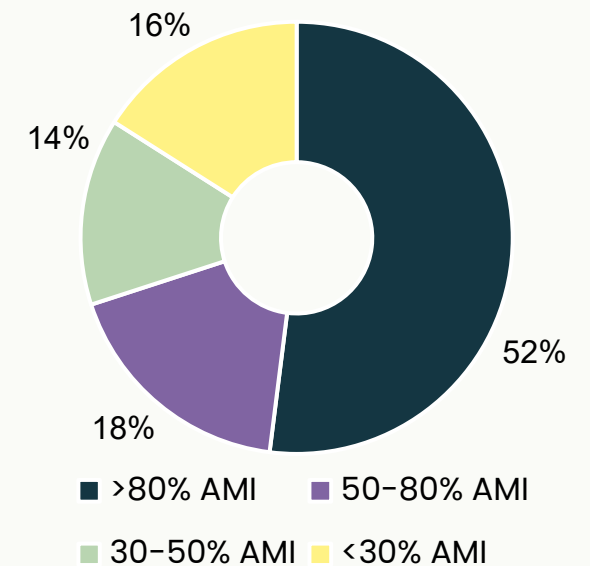
	Median Sales Price (18-19)	Home-owners	Subsidized Renters	Vacancy
A	\$402,684	91%	>1%	>1%
B	\$279,371	75%	4%	1%
C	\$278,238	80%	1%	>1%
D	\$257,951	72%	5%	>1%
E	\$201,447	17%	36%	7%
F	\$195,718	37%	6%	2%
G	\$138,808	10%	1%	3%

Who is Housing **Affordable** for?

Typically, housing is considered 'Affordable' if a household is spending a **30% of their income or less** on housing. From a development perspective, 'affordable housing' is housing designed to meet this affordability threshold for a household at **80% Area Median Income or less**. That means first responders, teachers, librarians, social workers, single parents, seniors, individuals with disabilities, and lots of other people who are essential to the fabric of Denton.

Area Median Income	Income Limit Category	Household Size							
		1	2	3	4*	5	6	7	8
105,600	100%	72,200	82,500	92,800	105,600	111,400	119,600	127,900	136,100
	<u>Low (80%)</u>	57,750	66,000	74,250	82,500	89,100	95,700	102,300	108,900
	<u>60% Limit</u>	44,350	41,360	46,530	63,350	55,840	59,970	64,110	68,240
	<u>Very Low (50%)</u>	36,100	41,250	46,400	51,550	55,700	59,800	63,950	68,050
	<u>Extremely Low 30%</u>	21,700	24,800	27,900	30,950	33,450	35,950	38,400	40,900

Denton Resident Income



Updated: May 16, 2023

*HUD Adjusted

Economic Development

Housing is considered 'Affordable' if a household spends **no more than 30% of their monthly income** on housing costs.

This chart shows what 30% of monthly income is for some common occupations in Denton. For comparison, the average cost of Denton apartments are illustrated alongside.

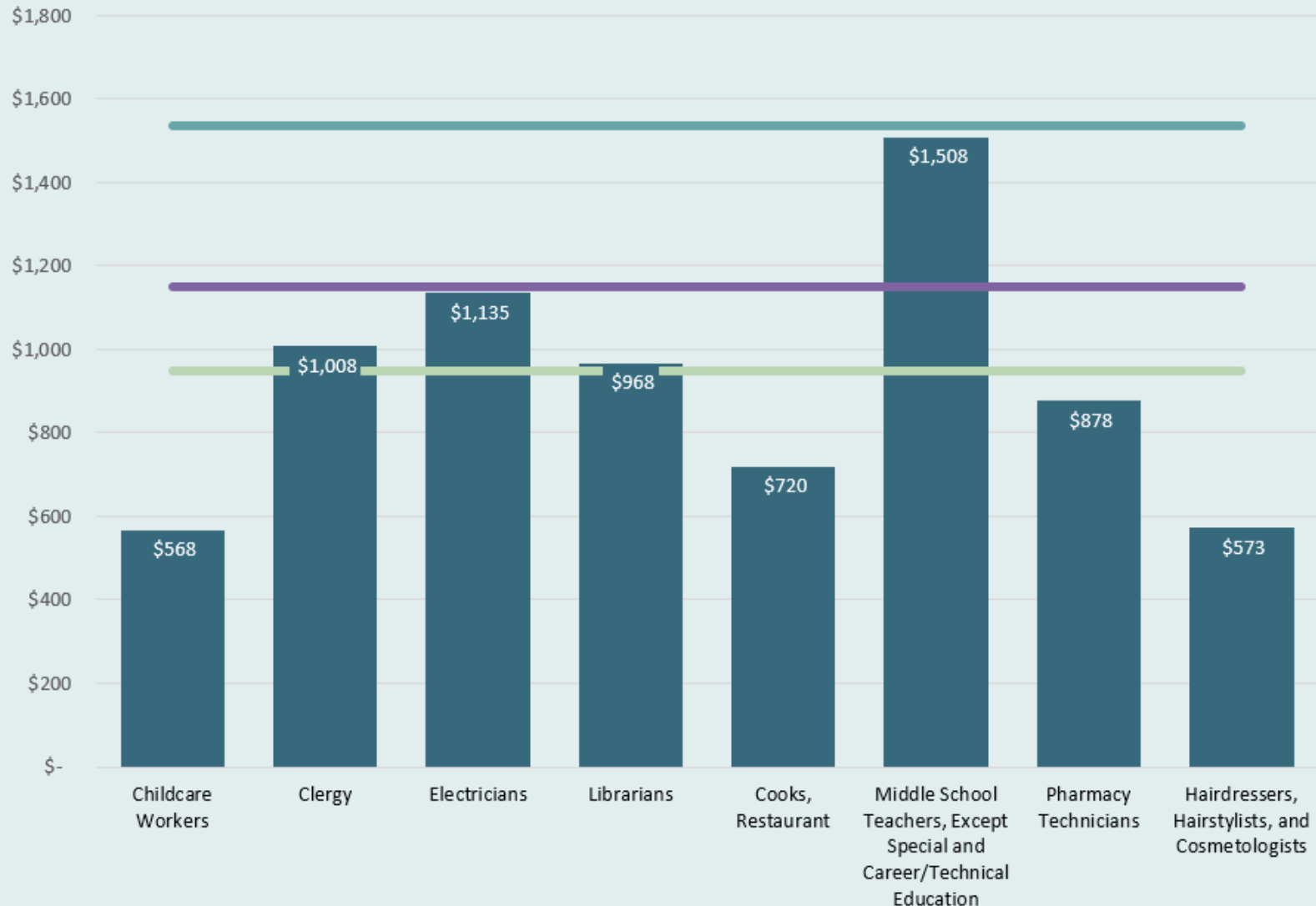
Median Rental Costs in Denton

Studio
\$949

1 Bedroom
\$1,150

2 Bedroom
\$1,534

30% of Monthly Income for common occupations at 25th Percentile in Denton



The 5 Strategies of the Toolkit

1 **Infill Development**

Refers to the construction of new buildings on vacant or underutilized land in developed areas. Currently targets accessory dwelling units and small home community programs.

2 **Zoning Relief and Variances**

Combines adjustments to regulations with targeted incentives to enable the private sector to produce lower-priced units through zoning overlays and development community input.

3 **Increase Capacity and Resources**

Provide incentives, grant assistance, and technical assistance to the existing AH development community and city partners to increase the output of new low-cost units.

4 **Preservation & Expansion**

Activities include a housing trust incentive program, an employee homeownership program, land banking, a rental repair grant, and a down payment assistance program. Two of the five proposed activities have been partially or fully implemented in the City's Homeowner Repair Assistance program and Home Buyer Assistance program.

5 **Increase Access to Information**

Endeavors to promote the existence and expansion of AH and AH development by increasing access to information for renters and landlords. Goals under this strategy include an eviction prevention education campaign, an interactive mapping tool, and a DHA education campaign for voucher usage.

Infill Development

Small Home Community Program

Create guidance and resource materials for a Small Homes Program. Make necessary zoning changes and amend the permitting process outside of Planned Unit Development (PDU) regulations to encourage the use of Small Homes such as **Cottage Courts** for infill development (can be one or more units per lot).



Accessory Dwelling Units (ADUs)

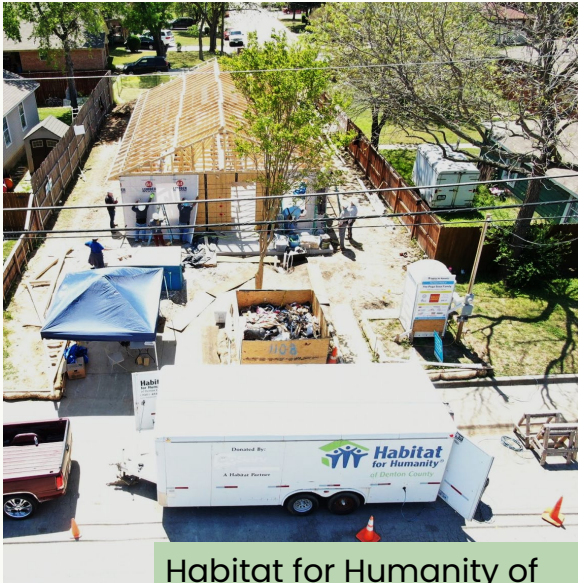
Expand the existing program to incentivize homeowners to add **backyard rental cottages** to their property using prototype housing models, participating lenders, and streamlined permitting.



Increasing Capacity & Resources

Capacity Building Match Grant

Provide match funding to **non-profit developers** to increase their capacity for affordable housing development. May include funding for grant writing, pre-development costs, technical assistance, and/or site control.



Habitat for Humanity of Denton County



Denton Affordable Housing Corporation



Denton Housing Authority

Low Income Homeownership Program

Create a model for homeownership catering to families earning less than 50% of AMI in partnership with the **Housing Authority** using a combination of Housing Choice Vouchers, low-cost construction methods, down payment assistance, and favorable lending terms.



New Affordable Housing Developers!

Increasing Capacity & Resources

Developer Incentive Toolbox

Package financing, land options, technical assistance, and streamlined permitting incentives for target properties and market to developers. Identify priority sites for development.

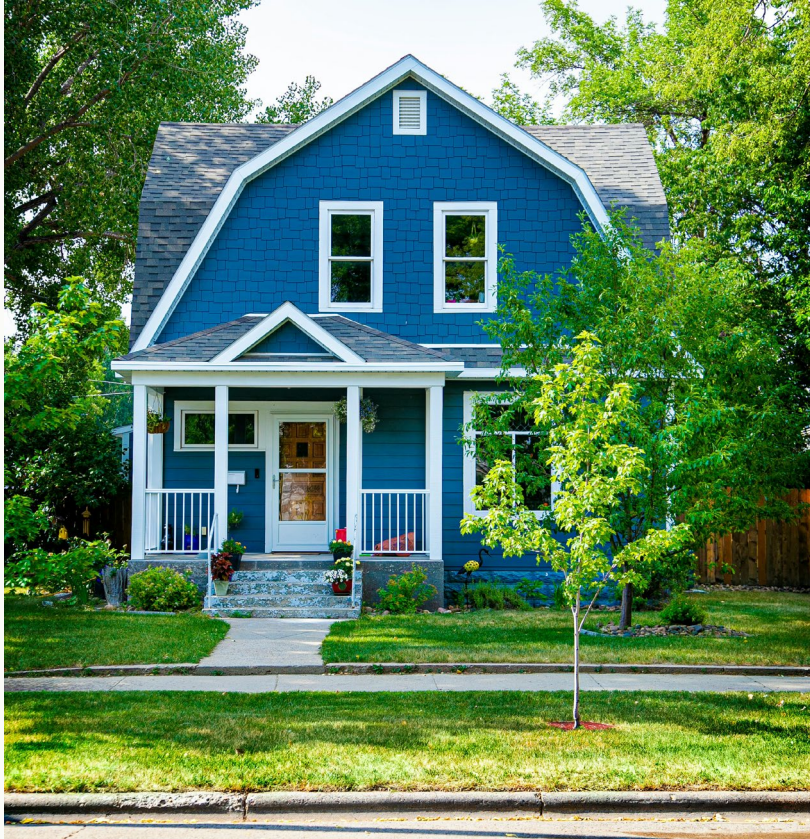
The Developer Incentive Toolbox is actually several different tools to incentivize housing development. It's just our way of gathering together everything we can offer a developer to incentivize them to develop affordable housing here in the City of Denton.

- Affordable Housing Overlay
- Zoning Relief
- Land for Affordable Housing Development
- Favorable Funding Opportunities



Affordable Senior Living developed by El Paso Housing Authority

Preservation & Expansion



Land Acquisition

Land bank vacant/underutilized lots for the purposes of affordable development; AND create a Community Land Trust to preserve homeownership.

Employee Homeownership Program

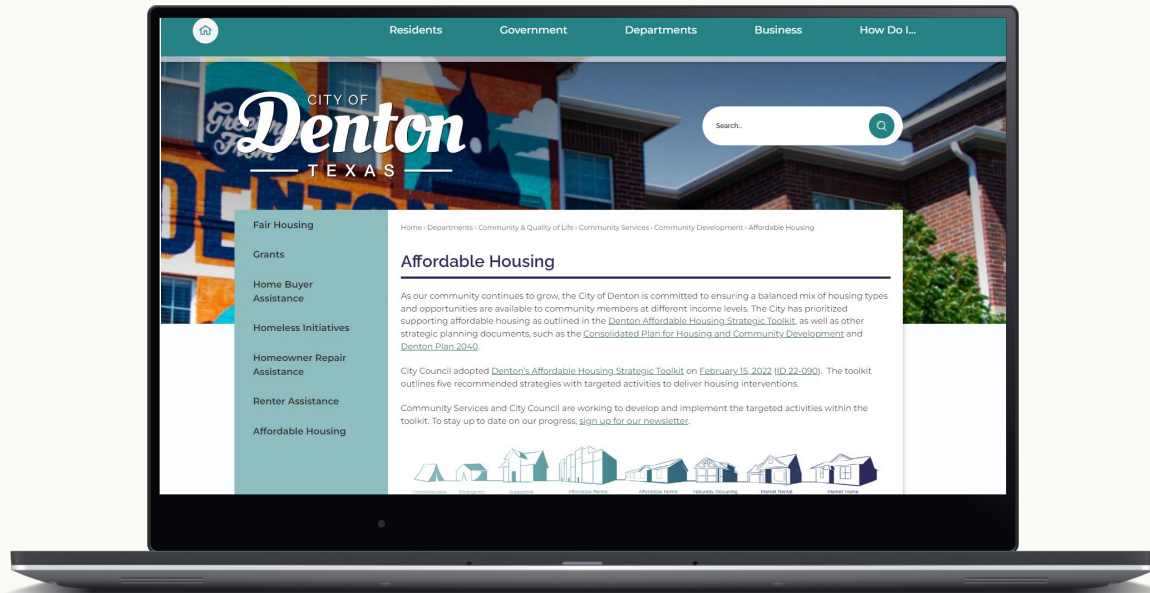
Create a home loan and down payment assistance program for employees of **major employers** (City of Denton, UNT/TWU, Peterbilt), partnering with the employer and a developer for the infill housing program.

Expand Down Payment Assistance

Expand the existing City Down Payment Assistance Program.

Landlord Rental Maintenance Grant

Create a funding pool and program, where landlords receive funding to rehab properties into rental units and agree to a **period of affordability** in exchange for repayment from future rents or loan forgiveness.



Learn More:

www.cityofdenton.com/996/Affordable-Housing

Check out our Discuss Denton Page!

Send Inquiries To:

leia.atkinson@cityofdenton.com

Economic Development Partnership Board

Meeting Dates	Item	Presented By	Time
Wednesday, May 8, 2024			
Work Session	Loop 288 Project Overview	Farhan Butt	10
Work Session	Attendance Update	Charlie Rosendahl	10
Staff Report	Economic Development Partnership Update	Jamie Adams	5
Staff Report	Ambassador Program Update	Megan Ball	5
Staff Report	Affordable Housing Toolkit	Leia Atkinson	10
Staff Report	Main Street Program Update	Brittany Sotelo	5
Staff Report	Director Update	Brittany Sotelo	10
Staff Report	Future Agenda Items	Christine Taylor	5
			60
Wednesday, June 12, 2024			
Item for Consideration	Project Orange Incentive	Brittany Sotelo/ Erica Sullivan	15
Staff Report	Economic Development Partnership Update	Jamie Adams	10
Staff Report	Director Update	Brittany Sotelo	10
Staff Report	Main Street Program Update	Kristen Pulido	10
Staff Report	Future Agenda Items	Christine Taylor	5
			50
Wednesday, July 10, 2024			
Work Session	Rayzor Ranch Public Improvement District	Christine Taylor/Brittany Sotelo	15
Work Session	Downtown Master Plan	Cameron Robertson	15
Staff Report	Downtown Economic Development Committee Update	Jeremy Fykes	10
Staff Report	Economic Development Partnership Update	Jamie Adams	5
Staff Report	Director Update	Brittany Sotelo	5
Staff Report	Main Street Program Update	Kristen Pulido	5
Staff Report	Future Agenda Items	Christine Taylor	5
			60
Wednesday, August 14, 2024			
Work Session	Stoke Report	Heather Gregory	10
Staff Report	Economic Development Partnership Update	Jamie Adams	10
Staff Report	Director Update	Brittany Sotelo	10
Staff Report	Main Street Program Update	Kristen Pulido	10
Staff Report	Future Agenda Items	Christine Taylor	5
			45
Wednesday, September 11, 2024			

Economic Development Partnership Board

Work Session	Budget Update	Christine Taylor	15
Item for Consideration	Chamber of Commerce Agreement	Christine Taylor / Erin Carter	15
Item for Consideration	Stoke Agreement	Brittany Sotelo/ Heather Gregory	15
Staff Report	Economic Development Partnership Update	Jamie Adams	5
Staff Report	Director Update	Brittany Sotelo	5
Staff Report	Main Street Program Update	Kristen Pulido	5
Staff Report	Future Agenda Items	Christine Taylor	5
			65
Wednesday, October 9, 2024			
Staff Report	Downtown Economic Development Committee Update	Jeremy Fykes	10
Staff Report	Economic Development Partnership Update	Jamie Adams	10
Staff Report	Director Update	Brittany Sotelo	10
Staff Report	Main Street Program Update	Kristen Pulido	10
Staff Report	Future Agenda Items	Christine Taylor	5
			45
Wednesday, November 13, 2024			
Staff Report	Economic Development Partnership Update	Jamie Adams	10
Staff Report	Director Update	Brittany Sotelo	10
Staff Report	Main Street Program Update	Kristen Pulido	10
Staff Report	Future Agenda Items	Christine Taylor	5
			35
Wednesday, December 11, 2024			