



City of Denton

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

Meeting Agenda

Community Services Advisory Committee

Thursday, August 8, 2024

4:30 PM

Development Service Center

After determining that a quorum is present, the Community Services Advisory Committee will convene in a Regular Meeting on Thursday, August 8, 2024, at 4:30 p.m. in Training Rooms 1 and 2 at the Development Service Center, 401 N. Elm Street, Denton, Texas at which the following items will be considered:

1. ITEMS FOR CONSIDERATION

- A. [CSAC24-019](#) Consider approval of the minutes of July 12, 2024.

Attachments: [Exhibit 1 - CSAC Minutes July 12, 2024](#)

- B. [CSAC24-020](#) Receive a report and hold a discussion regarding the City of Denton's housing and homelessness initiatives.

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

[Exhibit 2 - Housing Presentation](#)

[Exhibit 3 - Homelessness Presentation](#)

2. CONCLUDING ITEMS

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

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on Friday, August 2, 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.



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Legislation Text

File #: CSAC24-019, **Version:** 1

Consider approval of the minutes of July 12, 2024.



After determining that a quorum was present, the Community Services Advisory Committee of the City of Denton, Texas convened in a Regular Meeting on Friday, July 12, 2024, at 12:00 p.m. in Training Rooms 1 and 2 at the Development Services Center, 401 N. Elm Street, Denton, Texas.

MEMBERS PRESENT: Members Wandaliz Turner, Kamyon Conner, Drew Christ, Janet Scott-Harris, Lilyan Prado-Carillo, Dale Tampke, and Connor Hall

MEMBERS ABSENT: Members Hannah Garcia and Sharon Kremer

Called to order 12:02 p.m. by Vice Chair Drew Christ with six members present. Member Conner had not yet arrived.

1. ITEMS FOR INDIVIDUAL CONSIDERATION

A. CSAC 24-016 - Consider approval of the minutes of April 12, 2024.

Vice Chair Drew Christ requested a motion to approve the April minutes.

Member Tampke moved to approve the minutes. Member Prado-Carillo seconded the motion. The motion carried.

AYES (6): Members Wandaliz Turner, Drew Christ, Janet Scott-Harris, Lilyan Prado-Carillo, Dale Tampke, and Connor Hall

NAYS (0): None

B. CSAC 24-012 Receive a report, hold a discussion, and give staff direction regarding the Community Services Advisory Committee's regular meeting date and time.

Member Conner arrived.

Vice Chair Christ informed the group the committee's regular meeting would no longer work for his schedule and asked if the group would be open to moving to a different time. Members discussed preferred days of the week, and Member Christ asked if a 4:30pm meeting would work for members' schedules. Members agreed to try a new meeting day and time and revisit at the start of the next calendar year, or sooner if any major issues arose.

Vice Chair Drew Christ requested a motion to approve a new meeting day and time for the CSAC.

Member Hall moved to approve a new CSAC regular meeting day and time of the 2nd Thursday of the month at 4:30 p.m. Member Turner seconded.

AYES (7): Members Wandaliz Turner, Kamyon Conner, Drew Christ, Janet Scott-Harris, Lilyan Prado-Carillo, Dale Tampke, and Connor Hall

NAYS (0): None

- C. CSAC 24-018 - Receive a report, hold a discussion, and give staff direction regarding submitted Street Outreach applications.

The funding application for the 2024-25 Street Outreach Grant opened Friday, May 31, and closed Friday, June 28. A notice of funding opportunity was distributed via Community Services' Constant Contact email list, the City's social media accounts and in the Friday Report to City Council. Three (3) applications were received from Denton County MHMR, Giving Grace, and Metro Relief.

Staff reviewed and scored applications based on the scoring rubric included in the application. Scoring was provided to the committee. Applicants were invited to make a five (5) minute presentation to the committee at the July meeting, and committee members had an additional five minutes to ask presenters questions.

Following presentations, committee members deliberated and discussed applications.

Member Tampke moved to fully fund Giving Grace for the 2024-25 and 2025-26 Program Years. Member Prado-Carillo seconded.

AYES (7): Members Wandaliz Turner, Kamyon Conner, Drew Christ, Janet Scott-Harris, Lilyan Prado-Carillo, Dale Tampke, and Connor Hall

NAYS (0): None

2. CONCLUDING ITEMS

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

With no other business, the meeting adjourned at 1:17 p.m.

HANNAH GARCIA
CHAIR
CITY OF DENTON, TEXAS

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

MINUTES APPROVED ON _____



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Legislation Text

File #: CSAC24-020, **Version:** 1

Receive a report and hold a discussion regarding the City of Denton's housing and homelessness initiatives.



AGENDA INFORMATION SHEET

DEPARTMENT: Community Services

CM/ DCM/ ACM: Christine Taylor, ACM

DATE: August 8, 2024

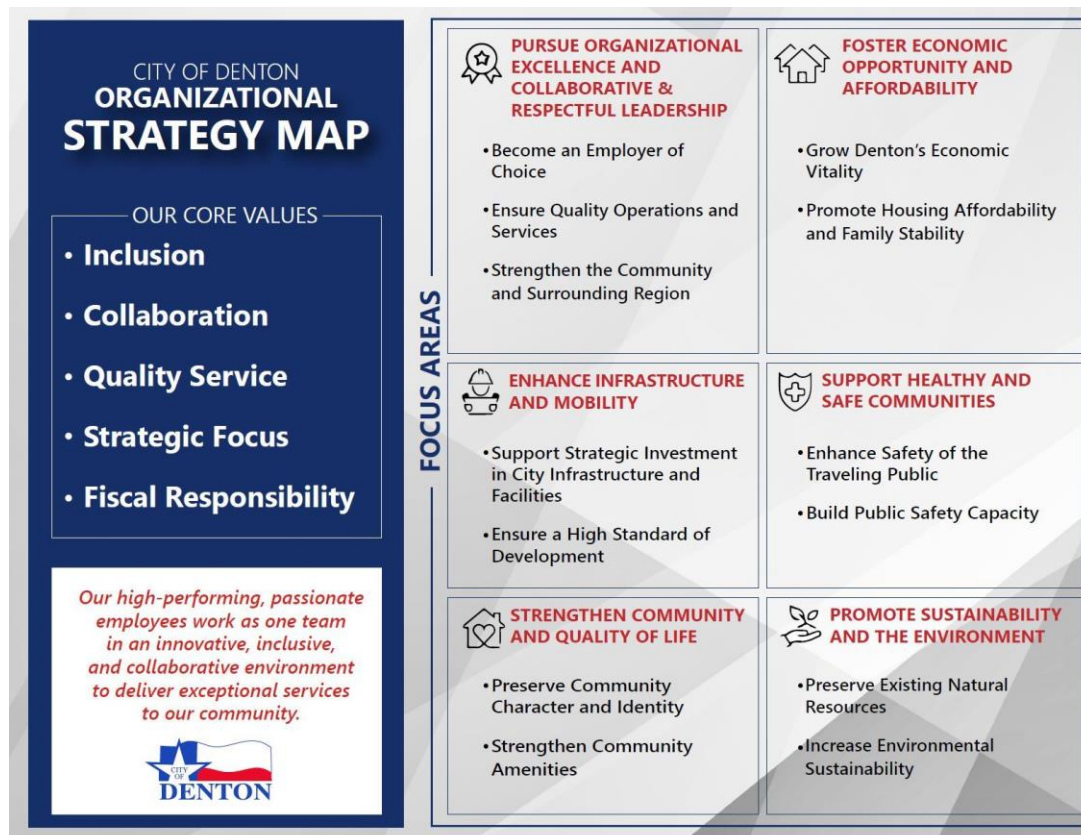
SUBJECT

Receive a report and hold a discussion regarding the City of Denton's housing and homelessness initiatives.

BACKGROUND

The City of Denton's Community Services department partners with residents and community organizations to promote healthy, resilient, and safe neighborhoods. Denton City Council has six (6) key focus areas that reflect the City's core value of having a strategic focus. The Community Development division coordinates City initiatives that Foster Economic Opportunity and Affordability. Community Development staff coordinate various housing and homelessness programs that Promote Housing Affordability and Family Stability.

During the August CSAC meeting, Community Development staff will provide presentations on the history and status of Denton's housing and homelessness programs and policies.



EXHIBITS

Exhibit 1 - Agenda Information Sheet

Exhibit 2 – Housing Presentation

Exhibit 3 – Homelessness Presentation

Respectfully submitted:

Danielle Shaw

Director of Community Services

Prepared by:

Courtney Douangdara

Deputy Director of Community Services

Megan Ball

Homeless Programs Manager

Leia Atkinson

Housing Programs Coordinator



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Who needs housing?

An illustration of a woman with dark hair in a bun, wearing a dark dress, and carrying a green bag with the text "DENTON COMMUNITY MARKET" on it. She is standing against a light blue circular background.

Housing is a crucial need for **everyone**, regardless of income or economic status. In Denton, the households who struggle the most to afford housing are **low income**.

What does low income mean?

Housing in the U.S.A. looks at income through the lens of **area median household income**. The area median household income is the median amount households make in our region. By considering what households look like when they make **30%, 50%, or 80%** of this median income, we can understand Denton's housing needs better.

The City of Denton logo, featuring a stylized building and the word "DENTON".

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Five circular icons arranged horizontally, representing different housing and community concepts: a house, a location pin, a building, a house with a checkmark, and a person.

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What does Low Income mean?



Jessica raised her children and now is helping to raise her grandchildren in Denton. She worked hard her whole life and retired at sixty-seven. Her social security income is 30% of the area median income. She is considered *Extremely Low Income*.



Candace is a childcare worker in Denton. Her work is important to Denton's economy, and she loves doing it. Her wages are 50% of the area median income. She is considered *Very Low Income*.



Gregory is an elementary school teacher in Denton. He loves working in his own community and making an impact where he lives. His salary is 80% of the area median income. He is considered *Low Income*.



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What does Low Income mean?

All of these households are considered low income, and struggle to afford adequate housing in Denton, even though they love living here. In Denton, approximately **48% of households** live on incomes like Jessica, Candace and Gregory's.



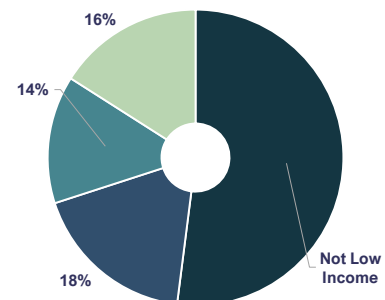
Extremely Low Income: 16% of Denton households, or 8,300 households, are extremely low income, like Jessica.



Very Low Income: 14% of all Denton households, or 7,300 households, are Very Low Income, like Candace.



Low Income: 18% of all Denton households, or 9,400 households, are Low Income, like Gregory.



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What does Low Income mean?

		Household Size				
		1	2	3	4*	5
 Low (80%)	Annual Salary	\$61,800	\$70,600	\$79,450	\$88,250	\$95,350
	Hourly Wage (Full-Time)	\$29.71	\$33.94	\$38.20	\$42.43	\$45.82
 Very Low (50%)	Annual Salary	\$38,650	\$44,150	\$49,650	\$55,150	\$59,600
	Hourly Wage (Full-Time)	\$18.58	\$21.23	\$23.87	\$26.51	\$28.65
 Extremely Low (30%)	Annual Salary	\$23,200	\$26,500	\$29,800	\$33,100	\$35,750
	Hourly Wage (Full-Time)	\$11.15	\$12.74	\$14.33	\$15.91	\$17.59

Updated: May 2024
*HUD Adjusted



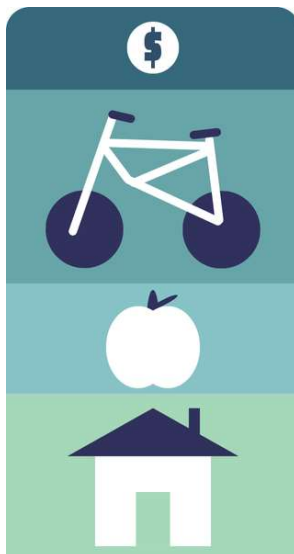
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What makes housing affordable?

If someone low income like Jessica, Candace, or Gregory can live in a home and spend only **30% of their income on housing**, then it is considered **affordable**.

In simpler terms, approximately a third of what they bring in each month goes to their rent or mortgage, while the rest can go to food, healthcare, and other things they need.



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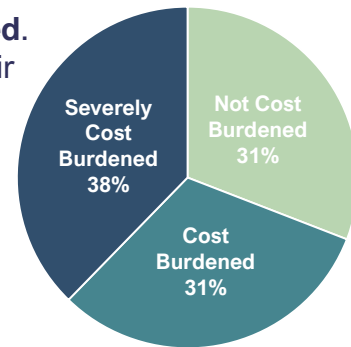
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Cost Burden

When a household is spending more than 30% of their income on housing, they are considered **Cost Burdened**. Some households spend more than 50%, or half, of their income on housing each month, meaning they are **Severely Cost Burdened**.

Among all Low-Income households in Denton:

- 31% are Cost Burdened
- 38% are Severely Cost Burdened



Of Extremely Low-Income households like Jessica, **88% are severely cost burdened**.



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Denton's Housing Plan

Housing is a top priority for Denton. The City of Denton's goal is to foster an **economically diverse** community with **opportunities for everyone**. To accomplish this, the City has adopted five key strategies:



Infill



Zoning



Investment



Preservation



Education




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Unlocking Hidden Potential: Infill Development


Infill Development leverages empty spaces within existing areas for new housing development. It introduces diverse and affordable housing types to established neighborhoods.

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Key Actions:

- **Infill Amendments:** Amend the Denton Development Code to allow Townhomes, Duplexes, and Cottage Courts in more neighborhoods.
- **Accessory Dwelling Unit (ADU) Program:** Enhance the existing ADU program, meaning slight adjustments to the Denton Development Code, as well as pre-approved design plans to simplify processes for interested homeowners.

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Jessica is ready to downsize! When she looks for a new home in her daughter's neighborhood, she finds a Cottage Court on a street corner.

Her friend **Tilly** also wants to downsize. Luckily, her son was recently able to build an ADU in his backyard through the City's program.

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SIMPLIFYING REGULATIONS: ZONING RELIEF + VARIANCES

Zoning Relief offers new developments slight variance from the Denton Development Code to allow bring construction costs down. In exchange, the developer commits to setting aside some units for low income households.

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Key Actions:

- **Incentive Variances:** Amend the Denton Development Code to implement incentive variances that include: Reduced parking requirements, Increased density allowances, flexible building types and setbacks
- **Overlay Districts:** Establish special zones called Overlay Districts with flexible zoning regulations designed to promote the development of affordable housing.



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Investing in Housing means committing City resources towards housing, just like it invests in economic development, arts, or infrastructure. To leverage these resources as effectively as possible, the City collaborates with other stakeholders such as housing authorities, non-profits, and private developers to maximize outcomes.



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Key Actions:

- **Capacity Support:** Financially support non-profit developers to enhance their ability to create housing.
- **Development Financing:** Establish a revolving door, low-interest loan program for development. This will help cover initial project costs or gap financing. In exchange, developments will set aside homes for low income households.



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PROTECTING HOMES: PRESERVATION + EXPANSION

Preservation and Expansion means maintaining existing homes, as well as strengthening existing housing programs. These strategies focus on long term affordability and sustainable communities.



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Key Actions:

- **Housing Fund:** Establish long-term funding mechanisms, such as a housing trust fund, or housing finance corporation, for sustainably funded housing programs.
- **Land Acquisition:** Utilize land banking and community land trusts to acquire and hold land for future housing development and to preserve existing affordable homes for the future.



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Key Actions:

- **Rental Rehab:** Provide funding for landlords to maintain and improve affordable rental properties in exchange for affordable rents.
- **Homebuyer Assistance:** Offer financial assistance to low income homebuyers for down payments and closing costs. Create a special funding pot for Housing Choice Voucher holders to transition to homeownership and collaborate with major employers to fund employer-based assistance programs.



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Intentional Education is about empowering residents and property owners to make informed decisions by sharing data and information in targeted, accessible ways.



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Key Actions:

- **Eviction Prevention Programs:**
Provide resources and support to prevent evictions and keep families in their homes.
- **Landlord Education Programs:**
Educate landlords about equity-based housing programs to increase participation.



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Key Actions:

- **Interactive Online Mapping Tools:**
Develop tools to identify available land and resources for housing development, as well as tools to help residents navigate housing opportunities.
- **Tenant Education Campaigns:**
Educate tenants about their rights and available assistance programs.



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Check out our
Discuss Denton page!



Visit our **website!**

<https://www.cityofdenton.com/996/Affordable-Housing>



Email us!

Leia.Atkinson@CityofDenton.com



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City Council Homeless Initiatives

FY23-24 Overview

COMMUNITY SERVICES

1

City Council Homeless Initiatives

Program	FY23-24 Amount	FY23-24 Recipient	Description
*Street Outreach Grant	\$125,450	Giving Grace	Street Outreach provides services to unhoused people through information and referrals, using diversion problem-solving skills to resolve homelessness quickly when possible, and connecting to the Coordinated Entry assessment for placement in a supportive housing program when openings become available.
Denton County Housing and Homelessness Leadership Team Backbone Support	\$80,000	United Way of Denton County	Partial funding for staff positions and admin that provide backbone support to the Denton County Housing and Homelessness Leadership Team: Chief Programs Officer and Homelessness Data Management Specialist
Denton County Barriers Fund	\$80,000	United Way of Denton County	The Denton County Homelessness Barriers Fund was created to help families overcome barriers to getting and staying housed. Funds may be requested by any agency providing homelessness prevention or intervention services to assist households with housing barrier costs no otherwise available through existing programs.
HMIS Licenses	\$18,000	United Way of Denton County	Funds Homeless Management Information System (HMIS) Licenses for City of Denton nonprofits serving people experiencing or at-risk of homelessness in furtherance of the coordinated system of homeless assistance programs
Denton Community Shelter	\$400,000	Our Daily Bread	Funds support the operations and management of the low-barrier shelter on Loop 288.
Annual Total	\$703,450		

*Funding awarded annually through competitive application process.



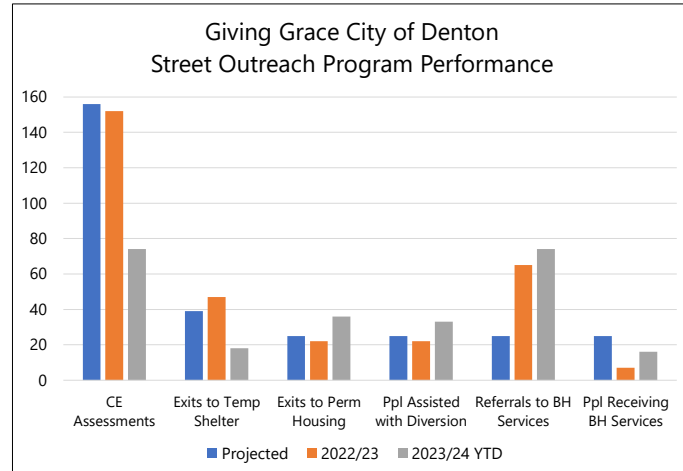
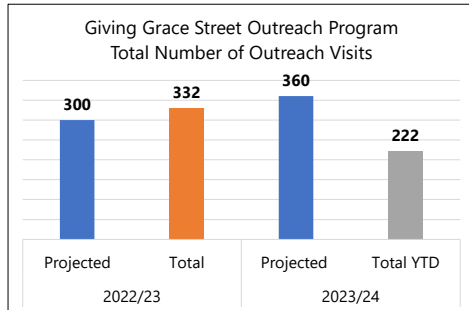
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Street Outreach Performance Outcomes



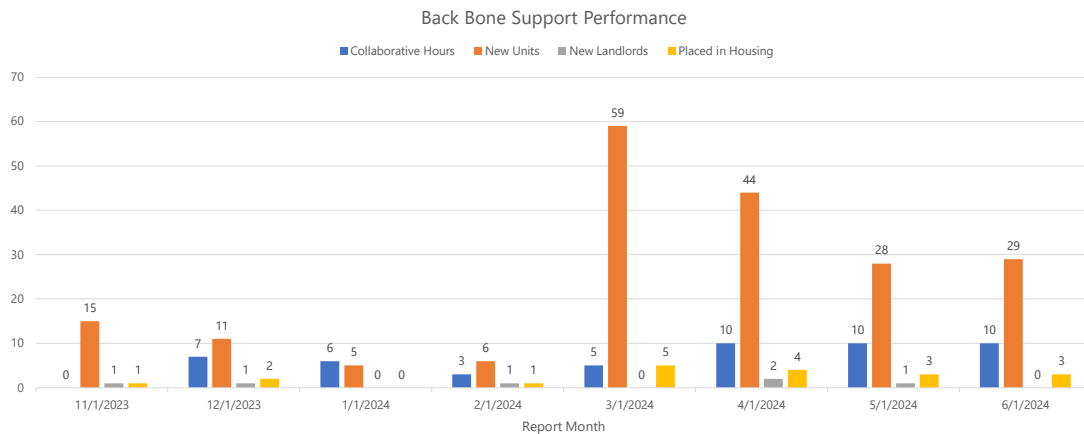
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Back Bone Support Performance Outcomes



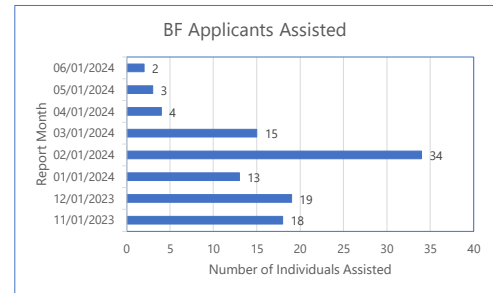
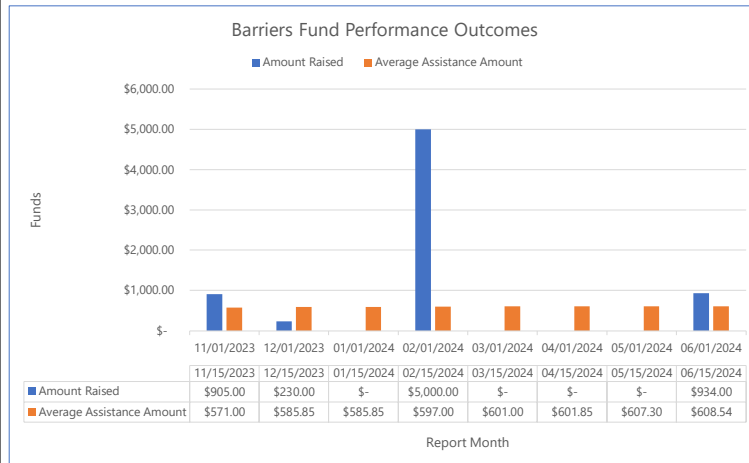
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Barriers Fund Performance Outcomes



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HMIS Outcomes

Report Month	Individuals on HPL	HMIS Technical Assistance
05/15/2024	506	40
04/15/2024	488	40
03/15/2024	462	40
02/15/2024	488	20
01/15/2024	502	0
12/15/2023	542	0
11/15/2023	503	0

**Denton County
Homelessness
Data Dashboard**



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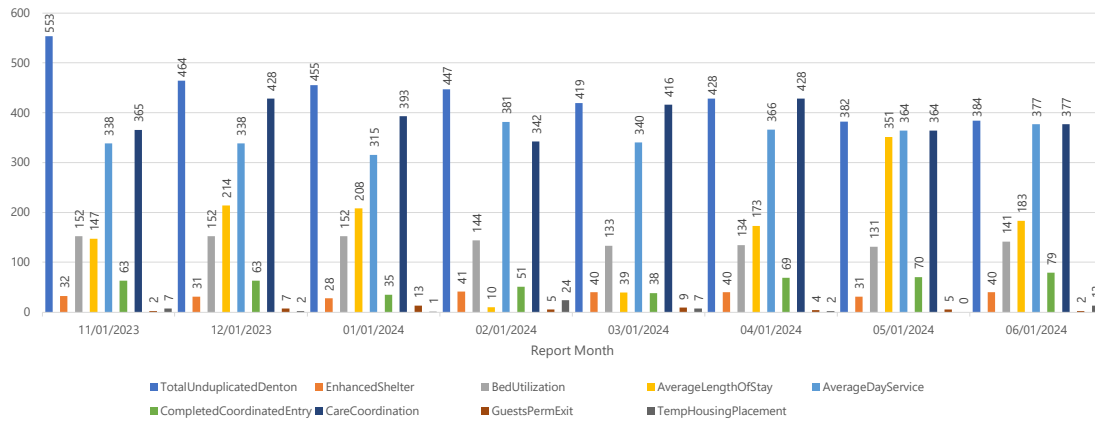
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Shelter Performance Outcomes

Denton Shelter Performance Outcomes



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Questions?



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