

2021 ACTION PLAN

2nd year of the 2020-2022 CONSOLIDATED PLAN

... for housing and community development



A REPORT FOR THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Community Development Block Grant (CDBG) Program
HOME Investment Partnerships (HOME)

DAFT: May 1, 2021



ACTION PLAN PREPARED BY:

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CITY COUNCIL DATES:

- Work Session on April 20, 2021
- Public Hearing on May 4, 2021
- Considered for Approval on June 8, 2021

HUD APPROVAL:

- Submit on June 15, 2021
- Anticipated Approval on July 31, 2021

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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 2021 Action Plan for the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). In accordance with 24 CFR Part 91.220 of Title I of the Housing and Community Development Act of 1974, as amended, the City of Denton is required to submit a One-Year Action Plan to the U.S. Department of Housing and Urban Development. The plan outlines the specific projects and services that will be funded during the 2021 program year (August 1, 2021 through July 31, 2022) to address Denton's strategies stated in the 2020-22 Consolidated Plan for Housing and Community Development. The City of Denton is planning on submitting a request to the U.S. Department of HUD in May 2021 to change the City of Denton's program year to align with the City's fiscal year from October 1 through September 30. If approved by HUD, the City of Denton will carry out the substantial amendment process that include public notification, 30-day comment period and City Council approval. The 2021 Action Plan covers the second year of Denton's current 2020-22 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 in the appendix section. Also, included in the appendix are the HUD assurances and certifications. The City of Denton's total federal and program income funding for 2021 is \$1,917,889.82 (including \$273,013.82 of Reprogrammed Funds). The City of Denton is amending the 2015, 2019, and 2020 Action Plans to reprogram a total of \$273,013.82 in CDBG funds. The table below provide information on the specific amendments including the type of amendment and reason for the amendment:

| Action Plan | Purpose for Amendment | Type | CDBG |
|-------------|---|-------------|--------------|
| 2015 | Completed Carl Young Park Restrooms Residual Funds | Minor | \$61,259.64 |
| 2019 | Completed Denton City County Day School Residual Funds | Minor | \$8,375.99 |
| 2019 | Completed Denton County Friends of the Family Residual Funds | Minor | \$38.19 |
| 2019 | Canceled McKinney St. Sidewalk Project | Substantial | \$125,000.00 |
| 2019 | Canceled PARD - Summer Kids Camp for 2020 Summer due to COVID | Substantial | \$29,000.00 |
| 2020 | Unprogrammed Funds | Minor | \$49,340.00 |
| TOTAL | | | \$273,013.82 |

Table 1 - Amendments

The City of Denton is also completing a separate substantial amendment to the 2020 Action Plan. The City of Denton received two allocations of Community Development Block Grant – Coronavirus funds (CDBG-CV) totaling \$1,485,440. In December of 2020, City Council approved Substantial Amendment #1 to the City’s 2020 Action Plan authorizing the use of \$800,000 of CDBG-CV funding for the extension of the alternative shelter approach for people experiencing homelessness during the pandemic. The remaining amount of CDBG-CV funds available is \$685,440 for Substantial Amendment #2. This substantial amendment would allocate \$685,440 of unprogrammed CDBG-CV funds to fund the following activities to prevent, prepare for, and respond to the coronavirus:

| | |
|--|-----------|
| Children’s Advocacy Center for Denton County, Inc. | \$85,000 |
| City of Denton – Hotel Voucher Program | \$43,226 |
| Denton Assistance Center – Denton Community Food Center Addition | \$439,483 |
| Health Services of North Texas, Inc. | \$75,000 |
| SPAN, Inc. | \$25,500 |
| The Salvation Army – Denton | \$17,231 |
| Total | \$685,440 |

A total of 90% of all CDBG and HOME funds has been allocated to low and moderate-income activities.

2. Summarize the objectives and outcomes identified in the Plan

The 2020-22 Consolidated Plan included an analysis of housing and community development data provided by HUD for consolidated planning that informed the priorities, strategies, and actions that the City will undertake to address housing and community development needs over the next three years.

During the development of the Consolidated Plan, priority needs were identified. The priority needs align with HUD’s goals for safe, stable communities, including ***Decent Housing, a Suitable Living Environment, and Expanded Economic opportunities*** as well as the City’s key focus area for ***Safe, Liveable, and Family-Friendly Communities***. The priority community needs are summarized below:

1. **Affordable Housing** – The preservation and creation of quality affordable and supportive housing;
2. **No Hunger** – Reducing food insecurity;
3. **Good Health and Well-being** – Increasing availability and access to Health, Mental Health, and Behavioral Health Care;

4. **Family Stability** – Improving safety, support and opportunity including access to affordable childcare;
5. **Special Needs** – Increasing availability and access to services meeting the special needs of vulnerable populations such as seniors, disabled, veterans, abused and neglected children, and victims of domestic violence;
6. **Making Homelessness Rare, Brief, and Nonrecurring;**
7. **Transportation Access** – increasing housing and workforce stability by increasing access to transportation resources; and
8. **Economic Security** – improving income mobility, educational attainment, and workforce development;

3. Evaluation of past performance

Below is a summary of the number of households or persons served through the CDBG and HOME grants from the 2019 Consolidated Annual Performance and Evaluation Report which is the most recent complete year. The 2019 PY was the 5th and final year of Denton’s 2015-19 Consolidated Plan. Staff focused on housing and public services with an emphasis on homeless assistance and public facility improvements. The City of Denton has a strong record of performance and was able to meet most of its 2015-2019 Consolidated Plan five-year goals. Below is an overview of the proposed priorities and the actual accomplishments including a completion rate. During the last five years, the Con Plan goals were focused on affordable housing (106 persons assisted) public facility improvements (28,702 persons assisted), and public services activities (4,658 persons assisted) with an emphasis on homeless assistance (7,057 persons assisted) for a total of 40,523 persons assisted.

| 2019/20 PY Amount | Funding Amount | Funding |
|---|----------------|----------------|
| Community Development Block Grant Funds | | \$2,265,309.80 |
| CDBG Program Income | | \$17,461.59 |
| HOME Investment Partnership Grant Funds | | \$1,544,600.73 |
| HOME Program Income | | \$277,063.36 |
| Total funds available | | \$4,104,435.48 |

Table 2 - Funds Available 2019/20 PY

| Priorities | Persons Assisted | Expenditures |
|------------------------------------|------------------|--------------|
| Affordable Housing | 106 | \$782,222 |
| Public Facility and Improvements | 28,702 | \$416,469 |
| Homeless Assistance and Prevention | 7,057 | \$522,693 |
| Public Services | 4,658 | \$452,335 |
| Administration | N/A | \$607,081 |
| Total | 40,523 | \$2,810,800 |

Table 3 - Breakdown of Expenditures and Persons Assisted 2019/20 PY

4. Summary of Citizen Participation Process and consultation process

Citizen participation and stakeholder consultation are a key component to our City's Action Plan. Community Services took the following measures to encourage citizen participation throughout the year:

- **Strategic Partnerships and Collaborations.** The City of Denton has a very strong network of service providers including those providing housing, education, health care and other needed services. The City engages in ongoing active participation in various boards, coalitions, and committees¹ with a commitment to building and maintaining strong collaborative relationships with community partners and interest groups. The City obtains real-time data on community needs from active, participating members of the community including representatives from organizations providing public services, community residents and engaged stakeholders. Over the past five years, the United Way of Denton County, the City of Denton, the Denton Independent School District and other organizations have joined together to review and discuss the provision of services in the Denton area to maximize the benefits derived from available resources.

¹*These boards/coalitions/committees include the following: Denton County Public Health - Healthy Communities Coalition, Denton Hunger Coalition, Serve Denton, Texas Homeless Network CoC Board, United Way Funding Panels, City's Interdepartmental Homeless Team, Denton County Behavioral Health Leadership Team, Denton County Homeless Leadership Team, Denton County Homeless Coalition, Denton County Workforce Success Leadership Team and other short-term collaborations.*

- **Funding Workshop.** The City hosted a virtual Funding Priority Workshop March 10 at 6 p.m. to provide an update on current funding initiatives and obtain feedback from the community for the prioritization of funds in FY2021. The workshop was promoted via Constant Contact email blasts, social media, the City's website, flyers posted in libraries and recreation centers and an ad in the local paper. Five (5) community members attended the workshop, and comments provided primarily highlighted the need for increased mental health services for children due to the COVID-19 pandemic.
- **Online Survey.** The City distributed an online survey to obtain community feedback regarding the prioritization of federal funds during FY2021. The survey was promoted via Constant Contact email blasts, social media, the City's website flyers posted in libraries and recreation centers and an ad in the local paper. The survey was available March 3-12, 2021, and the City received two-hundred and sixty-seven responses (267). The majority of respondents were supportive of the City's continued use of funding to provide home repair assistance (83%), as well as the continued support of social service agencies (97%). The top three social services respondents stated the City should fund include assistance

to victims of domestic violence (86%), homeless assistance (83%) and health/medical care (72%).

- **Public Comment Period.** A draft of the Annual Plan for FY2021 was placed on public display for 30 days beginning from May 3, 2021 to June 1, 2021.
 - Posted an advertisement in the Denton Record Chronicle on May 2, 2021 (Attachment 3)
 - Posted draft plan electronically on the City’s website. Information on how to request printed copies was noted in the posted legal advertisement.
 - Solicited comments through Constant Contact email blast, social media, a webform on the City’s website, phone, fax and an ad in the local paper.

- **PUBLIC HEARING.** Conducted a final public hearing on May 4, 2021 during the City Council Meeting Regular Session to obtain comments on the proposed use of funds for FY21 Action Plan. (ATTACHMENT 3). The public hearing was promoted through Constant Contact email blast, social media, a webform on the City’s website and an ad in the local paper.

5. Summary of public comments

A summary of public comments received during the funding workshop, public hearing, results of the public survey, during the 30-day comment period are available in the appendix section. The appendix also includes affidavit of publications and documentation on additional methods of promotion.

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

City Council, staff and both City Council appointed citizen advisory committees, the Community Development Advisory Committee and the Human Services Advisory Committee considered all public comments informing the development of the 2021 Action Plan.

7. Summary

The 2022 Action Plan was developed by requesting public input regarding the use of federal funds. Funding applications were available in December 2020. Application training was provided by the Community Services Staff on the combined community development funding application. The Community Development Advisory Committee and the Human Services Advisory Committee reviewed applications and held funding hearings in February and March 2021. Each committee developed a set of funding recommendations. The 2021 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

| Agency Role | Name | Department/Agency |
|--------------------|--------|--------------------|
| CDBG Administrator | Denton | Community Services |
| HOME Administrator | Denton | Community Services |

Table 4 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

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

1. Introduction

The City of Denton encourages the participation of all citizens in the development of the Consolidated and Action Plans and in the review of progress in implementing plan activities. The City of Denton utilizes a variety of methods to consult with residents, social service providers and community development organizations, and to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The participation process for the Consolidated Plan included public hearings, a 30-day public comment period, a community survey for citizens and non-profit agencies, participating in coalitions and committees including focus groups, consultation with various city departments, and consultation with housing providers.

The City particularly encouraged involvement by low and moderate-income households residing in areas targeted for program activities for minorities and non-English speaking persons, as well as persons with disabilities. Special effort is made to assure that low and moderate-income persons, households in areas assisted by program activities, and persons with special needs have opportunities to participate.

The City’s approach is to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies by holding public meetings, utilizing public comment periods, gathering community surveys accessible online for citizens and non-profit agencies, through active participating in coalitions and committees, maintaining ongoing consultation with various city departments; and ongoing consultation with housing providers including nonprofits and the Denton Housing Authority.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Continuum of Care (CoC) sets priorities for housing and supportive services to benefit persons experiencing homelessness. The City actively participates in the Texas Balance of State

CoC. The manager of community development for the City of Denton participates on the Balance of State, CoC Board of directors (Chair 2018-19, 2019-20).

This collaboration has built the framework for local housing-focused strategies fundamental to making homelessness rare, brief and nonrecurring. The collaboration (consultation) with the CoC has led to full implementation of Denton’s Coordinated Entry System (CE) and Housing Priority List (HPL) providing a centralized, community-wide coordinated system of prioritizing and supporting individuals experiencing homelessness to sustainable permanent housing. The HPL is a list of all households experiencing homelessness in Denton County that have completed a CE housing assessment. CE is the system and process that ensures people experiencing homelessness are quickly identified, assessed and referred to the most appropriate housing assistance and supportive services to meet their needs. Denton County service providers use the HPL to quickly identify and prioritize households experiencing homelessness for housing assistance resources based on their level of need and special population prioritization status (Veterans, People Experiencing Chronic Homelessness and Survivors of Domestic and Sexual Violence). These data are collected and disseminated through a dashboard provided to the public: <https://www.unitedwaydenton.org/homelessness-data-denton-county>

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

ESG consultation is not applicable since Denton does not receive ESG funds from HUD as an annual entitlement. However, the Texas Balance of State (BoS) Continuum of Care (CoC) does manage the local competition for the State Entitlement ESG funds allocated to the BoS from the Texas Department of Housing and Community Development (TDHCA). Since a City of Denton staff member participates on the BoS, CoC Board of directors (Chair 2018-19, 2019-20) and City staff actively participate in the BoS, CoC, the City does consult with the CoC on ESG priorities for all communities in the BoS CoC.

Working in collaboration and in support of the priorities set, CoC grants are awarded locally to provide the housing and supportive services that are necessary to make a real difference in people’s lives. In Denton, these funds currently fund permanent supportive housing projects and support for Coordinated Entry/HMIS.

Coordination with the Continuum of Care offers both entities expanded access to funding, quality collaborative tools, and greater knowledge resources. Coordination with the CoC offers several benefits to the City of Denton and the CoC. Collaboration includes improved data collection and

management of available resources by increasing support for the Homeless Management Information System (HMIS). The City invests public funds for HMIS including assistance with licenses and funding for a staff position at the United Way of Denton County for HMIS/Coordinated Entry support in Denton. CoC collaboration improves the relevance of data collected through the annual Point-in-Time (PIT) homeless count and annual Housing Inventory Count (HIC). In consultation with the CoC, the City of Denton staff work with private partners and neighboring entitlement communities to implement the PIT and HIC collaboratively across Denton County.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

| Agency/Group/ Organization Type | Agency/Group/ Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
|---|---------------------------------|---|---|
| Child Care Partners: Denton Christian Preschool; Denton City County Day School; Fred Moore Day Nursery School | Affordable Child Care Providers | Public Services and Public Facilities Needs | Affordable Child Care programs and the City participate in United Way’s Early Childhood Coalition and distributed City online survey through agency. OUTCOMES: Improved Community Coordination. Ensure high quality, affordable Child Care programs |
| Committee on Persons with Disabilities | Special Needs Citizen Committee | Public Services and Public Facilities | Review committee reports and actions, present to committee on City programs. OUTCOMES: Committee develops recommendations for improvement of local services and infrastructure for persons with disabilities. |
| Denton Affordable Housing Corporation | CHDO | Affordable Housing Needs | DAHC participates with the DC Behavioral Health Leadership |

| Agency/Group/ Organization Type | Agency/Group/ Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
|---|---------------------------------------|--|--|
| | | | Team, DC Homelessness Leadership Team along with the City and distributed City online survey through DAHC. OUTCOMES: Partners with City and other organizations to create/preserve affordable rental housing. |
| Denton County MHMR | Mental Health Service Organization | Public Services Needs | DCMHMR participates with the CoC, DC Behavioral Health Leadership Team, DC Homelessness Leadership Team along with the City and distributed City online survey through DCMHMR. OUTCOME: To improve and expand Mental Health resources/services |
| Denton County Public Health - Healthy Communities Coalition | Public Health Department, Coalitions | Public Services Needs | Coalition of multiple local services providers including the City and distributed City online survey through DCPH. OUTCOME: Identify community needs, address gaps in services, and expand resources. Engage in planning activities to improve, expand, and coordinate Healthy Community resources/services. |
| Denton Housing Authority | PHA | Affordable Housing Needs | Requested information and data from DHA on public housing needs and distributed City online survey through DHA. OUTCOMES: Local housing organizations will work to provide additional affordable housing for Housing |

| Agency/Group/ Organization Type | Agency/Group/ Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
|---|---|--|---|
| | | | Choice Voucher holders and others. Opportunities for better coordination of affordable housing needs including planning. |
| Denton Hunger Coalition | Public Services Assistance Group | Public Services | Coalition of multiple local services providers including the City and distributed City online survey through DHC. City participates in DHC monthly meetings. OUTCOMES: Collaborate to identify community needs, address gaps in services, and expand resources to decrease food insecurity. |
| Denton Independent School District | Public Education Entity | Economic and Public Services Needs | Joint City and DISD meetings is hosted to increase intergovernmental collaboration and identify community needs. |
| Denton County Behavioral Health Leadership Team | Quasi-Governmental Collective Impact Initiative | Homelessness Strategy, Public Services Needs | City works in collaboration with partners to increase intergovernmental collaboration and identify community needs. OUTCOMES: Enhance the behavioral health outcomes of all partners by facilitating a shared vision, shared measurements, mutually reinforcing activities, and continuous communication. |
| Denton County Homelessness Leadership Team & Workgroups: Data, Denton | Quasi-Governmental | Homelessness Strategy, Public Services Needs | City in public-private partnership by funding the UW initiative. City works in collaboration with |

| Agency/Group/ Organization Type | Agency/Group/ Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
|---|---|--|---|
| County Homeless Coalition, Housing, Shelter Planning | Collective Impact Initiative | | partners to increase intergovernmental collaboration and identify community needs. OUTCOMES: Making Homelessness Rare, Brief, and Nonrecurring. |
| Denton County Workforce Success Leadership Team | Quasi- Governmental Collective Impact Initiative | Family Stability, Public Services Needs | City works in collaboration with partners to increase intergovernmental collaboration and identify community needs. OUTCOMES: Enhance the behavioral health outcomes of all partners by facilitating a shared vision, shared measurements, mutually reinforcing activities, and continuous communication. |
| Texas Homeless Network, | Lead Agency for the Balance of State CoC | Homelessness Strategy, Public Service Needs | Continuous collaboration and consultation regarding homeless needs in the Denton area. OUTCOMES: Provide every individual and family with the opportunity to increase earning potential, succeed, and thrive |

Table 5 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The City made every effort to consult all Agency types.

Other local/regional/state/federal planning efforts considered when preparing the Plan

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|--|--|--|
| Assessment of Fair Housing | City of Denton (North Texas Regional Housing Assessment) | FHP-AI |
| Denton Plan 2030 | City of Denton | Needs Assessment, Market Analysis, FHP-AI |
| Denton Development Code | City of Denton | Needs Assessment, FHP-AI |
| 2020 Denton Mobility Plan | City of Denton | Needs Assessment, FHP-AI |
| Parks Master Plan | City of Denton | Needs Assessment |
| County Needs Assessments | United Way of Denton County | Needs Assessment |
| Collective Impact Initiatives | United Way of Denton County | Needs Assessment |
| ALICE - (Asset Limited, Income Constrained, Employed) | United Way of Denton County | Needs Assessment |
| CHIP - Community Health Improvement Plan | Denton County Health Department | Needs Assessment |
| County Health Rankings and Road Map | Denton County Health Department | Needs Assessment |
| Regional Data and Analysis | North Texas Council of Governments | Needs Assessment, Market Analysis |

Table 6 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Denton utilizes a variety of methods to encourage ongoing participation from residents, social service providers and community development organizations. In order to broaden the citizen participation process during the Action Plan, residents were able to access a brief survey regarding the use of CDBG, HOME, and other funding targeted to assist low and moderate-income individuals and households. The survey was promoted via Constant Contact email blasts, social media, the City's website, flyers posted in libraries and recreation centers and an ad in the local paper. The survey was available March 3-12, 2021, and the City received two-hundred and sixty-seven responses (267). A summary of survey results is located in the appendix. 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 | Newspaper Ads | Residents of the City of Denton including low and moderate-income, various races and ethnicities, non-English speaking – specify other language: Spanish, residents in assisted housing, local non –profit service providers. | Requested Public Comment by Phone, Email, Online Survey, or Hearing/Meeting. | See Appendix | N/A | Date of Advertisement See Appendix for documentation |
| 2 | Funding Needs Workshop | Same as above. | 5 Attended | See Appendix | N/A | March 10, 2021 See Appendix for documentation |
| 2 | Public Hearings | Same as above. | # Attended or Called In to Comment | See Appendix | N/A | May 4, 2021 See Appendix for documentation |
| 4 | Survey - Online | All city residents and organizations. | 267 surveys were completed. | See Appendix | N/A | March 3-12, 2021 See Appendix for documentation |

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) |
|------------|------------------|--|---|------------------------------|--|--|
| 5 | Constant Contact | Service providers, residents in low/mod areas, Neighborhood Associations and local churches. | Residents were requested to complete surveys. | See Appendix | N/A | March 3, 2021 See Appendix for documentation |
| 6 | Social Media | All city residents and organizations. | Residents were requested to complete surveys and attend funding workshop. | See Appendix | N/A | March 5 & 11, 2021 See Appendix for documentation |

Table 7 – Citizen Participation Outreach

Expected Resources

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

Introduction

Overall resources in 2021/22 from the Consolidated Plan funds are expected to remain substantially like recent years. The City of Denton coordinates HUD’s Consolidated Plan funds with other City resources such as our General Fund, HUD funding through the State Entitlement, and other funding to provide for human services, affordable housing, and community and economic development. Not all of the needs identified in the Consolidated Plan are addressed with HUD funds. How each funding source is used depends upon the various restrictions and regulations associated with the funds and the most efficient and effective way to leverage them.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|----------------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Admin Housing Public Improvements Public Services | \$1,051,634 | \$8,000 | \$273,013.82 | \$1,332,647.82 | \$1,059,634 | Denton is expecting level funding during the 2022-22 ConPlan period. |
| HOME | public - federal | Homebuyer assistance Homeowner rehab Multifamily rental acquisition | \$505,242 | \$80,000 | \$ | \$585,242 | \$585,242 | Denton is expecting level funding during the 2022-22 ConPlan period. |

Table 8 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The CDBG and HOME activities leverage other funding sources to carry out various activities. For the 2021 program year, CDBG and HOME projects will leverage an additional \$62,641,380 in federal, state, local, and private fund and include the following:

| | |
|--|--------------|
| CDBG-CV funds for human services activities | \$245,957 |
| Proposed General Funds for human services activities | \$362,250 |
| Proposed General Funds for administration | \$378,063 |
| Federal Funds for human services activities | \$6,810,374 |
| State Funds for human services activities | \$27,081,841 |
| Local Funds for human services activities | \$5,721,272 |
| Private Funds for human services activities | 7,808,443 |
| Private Funds for housing programs | \$13,768,697 |
| CDBG-CV funds for public facility improvement projects | \$439,483 |
| Local Funds for public facility improvement projects | \$25,000 |

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 2021.

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 \$113,680 for the 2021-22 program year. The 25% match of federal HOME grant excludes administrative allowances of 10% and program income. The City of Denton will provide the match from a variety of sources including the following:

- Residual balance of match from prior years.
- Local and state funding provided to Denton Affordable Housing Corporation on eligible HOME projects, such as funds from the Federal Home Loan Bank, Denton County Housing Finance Corporation, and Texas Department of Housing and Community Affairs.
- General Funds provided on eligible HOME projects through the Development Fee Grant Program.

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

Not applicable.

Discussion

See discussion in previous sections.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | CDBG/HOME Funding | Goal Outcome Indicator |
|------------|--|------------|----------|------------------------------------|--------------------|---|-------------------------------------|------------------------------------|
| 1 | Affordable Housing | 2021 | 2022 | Affordable Housing | Denton City Limits | Affordable Housing | \$672,976.82 CDBG \$526,718 HOME | 82 LMI Households |
| 2 | Making Homelessness Rare, Brief and Nonrecurring | 2021 | 2022 | Homelessness | Denton City Limits | Homelessness and At-Risk | \$67,769 CDBG | 7,949 Homeless/At-Risk Individuals |
| 3 | Non-Housing Community Development: Public Services | 2021 | 2022 | Non-Housing Community Development | Denton City Limits | Public Services | \$90,000 CDBG | 116 LMI Individuals |
| 4 | Non-Housing Community Development: Public Facilities, Public Improvements and Infrastructure | 2021 | 2022 | Non-Housing Community Development: | Denton City Limits | Public Facilities, Public Improvements and Infrastructure | \$290,000 CDBG | 7,995 LMI Individuals |
| 5 | Planning and Administration | 2021 | 2022 | Planning | Denton City Limits | Administration | \$211,902 CDBG \$58,524 HOME | N/A |

Table 9 – Goals Summary

Goal Descriptions

1. **Affordable Housing** - Support the provision of quality housing by increasing the availability/accessibility of affordable housing. The City will address the priority need by funding activities including: Home Repair Programs; Homebuyer Assistance Programs; new construction of affordable housing; homelessness prevention (non-HOME rental assistance); rapid re-housing; and supportive services.
2. **Making Homelessness Rare, Brief and Nonrecurring** - The City is providing support for the community's Collective Impact Project, the Denton County Homelessness Leadership Team that seeks to:
 - a. Increase leadership, collaboration, and engagement, with a focus on providing and promoting collaborative leadership at all levels of government and across all sectors
 - b. Strengthen the housing crisis response system's capacity to implement and successful interventions to make Homelessness Rare, Brief and Nonrecurring.
 - c. Increase access to housing, by providing emergency, affordable housing and permanent supportive housing.
 - d. Increase economic security, by improving access to education and increasing meaningful and sustainable employment and improving access to mainstream programs and services to reduce financial vulnerability to homelessness.
3. **Non-Housing Community Development: Public Services** - The City will assist nonprofit organizations in carrying out public service activities assisting low-income persons, children/youth, seniors, persons with disabilities, and persons experiencing or at-risk of homelessness. Services will include but not be limited to 1) housing (emergency, supportive and permanent); 2) food security; 3) health, mental health and behavioral health care; 4) family stability; 5) special needs populations (senior, disabled, survivors of domestic or sexual violence); 6) making homelessness rare, brief and nonrecurring; 7) transportation access; and 8) economic security.
4. **Non-Housing Community Development: Public Facilities, Public Improvements and Infrastructure** - Provides funding for public facility and infrastructure improvements. Public facility projects benefit low and moderate-income persons by creating/improving public services facilities such as ADA accessibility and increasing public service locations. Infrastructure improvement projects benefit LMI neighborhoods by improving existing infrastructure such as street improvements; installation of new sidewalk, water and sewer lines, and drainage improvements; improving and expanding park and recreational facilities.
5. **Planning and Administration** - Planning, management, and operations related to developing, administering and carrying out the 2020-2022 Consolidated Plan Strategic Plan and Annual Goals and Objectives.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Denton is currently a Community Development Block Grant (CDBG) entitlement and a participating jurisdiction for the HOME Investment Partnership (HOME) Programs. 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 the 2021 program year is approximately \$2,175,134.82 and includes \$978,453.82 in unprogrammed funds from prior year funds for CDBG. Besides the federal funds, the City of Denton is also leveraging an additional \$908,005 in local funds from the City of Denton General Funds for public services and administration.

Please note that Table 10 – Project Information shows the list of projects that will be funded with federal funds from the U.S. Department of HUD for the 2021 program year. Below is the list of projects that are recommended to be funded with General Funds for the 2021 fiscal year.

| Project Name | Amount |
|--|--------------------|
| Court Appointed Special Advocates (CASA) | \$36,000 |
| Communities in Schools | \$34,000 |
| Denton Christian Preschool | \$30,000 |
| Denton County MHMR Center | \$28,000 |
| Fred Moore Day Nursery School, Inc. | \$35,000 |
| Grace Like Rain, Inc. | \$30,000 |
| North Texas Solutions for Recovery, Inc. | \$45,000 |
| PediPlace | \$25,000 |
| RSVP: Serving Denton County Volunteers | \$9,250 |
| Our Daily Bread | \$90,000 |
| Sub-Total General Fund Human Services Grant FY2021-21 | \$362,250 |
| Children’s Advocacy Center | \$180,405 |
| Interfaith – Utility Assistance | \$125,000 |
| Our Daily Bread | \$400,000 |
| United Way Homeless Initiatives | \$80,000 |
| Rapid Rehousing Funding | \$100,000 |
| Barriers Funding | \$40,000 |
| HMIS Funding | \$18,000 |
| Street Outreach Funding | \$64,600 |
| Sub-Total General Fund Fairshare/Homelessness Initiatives FY2021-22 | \$908,005 |
| TOTAL GENERAL FUND FY2021-22 | \$1,270,255 |

Projects

| # | Project Name |
|----|---|
| 1 | 2021 Community Development Administration |
| 2 | 2021 Community Village Pre-Development |
| 3 | 2021 DAHC – Rental Acquisition Program |
| 4 | 2021 Denton City County Day School |
| 5 | 2021 Denton County Friends of the Family |
| 6 | 2021 Fred Moore Park Improvements |
| 7 | 2021 Home Improvement Program |
| 8 | 2021 Homebuyer Assistance Program |
| 9 | 2021 Minor Repair Program |
| 10 | 2021 PARD – Summer Kids Camp |
| 11 | 2021 Sequoia Park Playground |
| 12 | 2021 The Salvation Army - Denton |

Table 10 - Project Information

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

The City's approach to prioritization of needs identified in the Consolidated Plan were the result of enhanced coordination between public and assisted housing providers, private and governmental health and mental health organizations and service agencies. Feedback was collected through public meetings, public comment periods, community surveys accessible online and in print for citizens and non-profit agencies, through active participation in coalitions and committees, and ongoing consultation with various city departments, housing providers, nonprofits and the Denton Housing Authority (SP-25).

Allocations are based on this needs analysis, the availability of other funds to target needs, the purpose of the Consolidated Plan funds, and the availability of City General Funds to meet a wide variety of needs. The City of Denton's CDBG and HOME allocations alone are not sufficient funding for our extensive housing, economic development or public works projects. For the City's priority goals related to Affordable housing; Making Homelessness Rare, Brief and Nonrecurring; Public Services; Public facility and public improvement projects; each are prioritized by identified need and funding is allocated based on available funding and eligibility of projects.

AP-38 Project Summary

Project Summary Information

| | | |
|----------|---|--|
| 1 | Project Name | 2021 Community Development Administration |
| | Target Area | N/A |
| | Goals Supported | N/A |
| | Needs Addressed | N/A |
| | Funding | CDBG: \$211,902 |
| | | HOME: \$58,524 |
| | Description | Program administration for the CDBG and HOME grants and includes program management, coordination, and monitoring associated with carrying out eligible activities. Funding includes \$1600 (CDBG) and \$8000 (HOME) in estimated 2021 Program Income. |
| | Target Date | 7/31/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | N/A |
| | Location Description | Administration services are carried at the Community Services at 401 N. Elm, Denton Texas 76205 |
| | Planned Activities | Funds will be used to cover the cost of planning, administering, operating and monitoring the CDBG and HOME programs. |
| 2 | Project Name | 2021 Community Village Pre-Development |
| | Target Area | N/A |
| | Goals Supported | Affordable Housing |
| | Needs Addressed | Affordable Housing |

| | | |
|----------|---|---|
| | Funding | CDBG: \$402,327 |
| | Description | Assistance with pre-development costs for construction of a community village that will include rental housing units, childcare and family care centers, community hall, playground and outdoor recreational space, community gardens, walking paths, and case management for families. Project to be carried out by Grace Like Rain. |
| | Target Date | 7/31/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | 60 homeless families |
| | Location Description | 4000 E. McKinney Street, Denton Texas |
| | Planned Activities | Assistance with pre-development costs that include specific use permit, site plan, landscape plan, tree preservation plan, plats, civil engineering plans and first building permits. |
| 3 | Project Name | 2021 DAHC Rental Rehab Program |
| | Target Area | N/A |
| | Goals Supported | Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | HOME: \$100,000 |
| | Description | Acquisition of newly constructed rental units by the Denton Affordable Housing Corp, a certified CHDO. DAHC's rental units are rented to low and moderate-income renters. |
| | Target Date | 7/31/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | 4 low and very low-income households |
| | Location Description | City Wide |
| | Planned Activities | Acquisition of 4 rental units that are rented to low and very low-income households. |

| | | |
|----------|---|--|
| 4 | Project Name | 2021 Denton City County Day School |
| | Target Area | N/A |
| | Goals Supported | Public Services |
| | Needs Addressed | Public Services |
| | Funding | CDBG: \$45,000 |
| | Description | Denton City County Day School to provide quality early childhood education to low-income children between the ages of 2 and 5 years. |
| | Target Date | 9/30/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | 60 low-income children |
| | Location Description | Denton City County Day School; 1603 Paisley St; Denton TX 76209 |
| | Planned Activities | Funds will cover a portion of the salaries for two (2) Lead Teachers. |
| 5 | Project Name | 2021 Denton Co. Friends of the Family |
| | Target Area | N/A |
| | Goals Supported | Making Homelessness Rare, Brief and Nonrecurring |
| | Needs Addressed | Making Homelessness Rare, Brief and Nonrecurring |
| | Funding | CDBG: \$50,000 |
| | Description | Denton County Friends of the Family to provide salary support for a Shelter Director to ensure shelter is properly equipped to improve clients sense of safety, provide support in overcoming the impact of violence and abuse, and begin the process of helping the client achieve and maintain self-sufficiency free from family violence. |
| | Target Date | 9/30/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | The project will benefit 100 people living in the service area. |

| | | |
|----------|---|--|
| | Location Description | Address is suppressed. |
| | Planned Activities | Funds will partially cover the cost of the Shelter Director's salary. |
| 6 | Project Name | 2021 Fred Moore Park Improvements |
| | Target Area | N/A |
| | Goals Supported | Public Facilities, Public Improvements and Infrastructure |
| | Needs Addressed | Public Facilities, Public Improvements and Infrastructure |
| | Funding | CDBG \$115,000 |
| | Description | Project consists of making improvements at the Fred Moore Park, including replacing the outfield fencing and adding shade to dugouts and scoring table area. Funding includes 2019 (\$48,673.82) and 2020 (\$49,340.00) of reprogrammed funds. Project to be carried out by the Parks and Recreation Department. |
| | Target Date | 7/31/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | The project will benefit 2,630 people living in the project service area. |
| | Location Description | Fred Moore Park is located at 501 S Bradshaw St, Denton, TX 76205. The service area includes CT21202 block group 1 and 3. |
| | Planned Activities | CDBG funds will be used for the cost for replacing the fencing, adding shades and scoring table. |
| 7 | Project Name | 2021 Home Improvement Program |
| | Target Area | N/A |
| | Goals Supported | Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG \$124,143.82 |
| | | HOME \$362,186.00 |

| | | |
|----------|---|---|
| | Description | The objective of the HIP is to assist low and moderate-income families with securing safe, sanitary, energy-efficient, and decent housing. This objective is accomplished through owner-occupied rehabilitation (repair) and optional reconstruction (demolish and reconstruct home). Funding includes \$6,400 (CDBG) and \$72,000 (HOME) in estimated 2021 Program Income. |
| | Target Date | 7/31/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | 3 low and moderate-income households |
| | Location Description | This is a city-wide program. Applications are taken at the Community Services at 401 North Elm, Denton Texas 76201. Specific sites will be determined at a later date. |
| | Planned Activities | Funds will be utilized on rehabilitation or reconstruction costs. Some of the CDBG funds will be utilized for program administration to carry out the program. |
| 8 | Project Name | 2021 Homebuyer Assistance Program |
| | Target Area | N/A |
| | Goals Supported | Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$46,506.00 HOME: \$64,532.00 |
| | Description | The objective of HAP is to provide homeownership opportunities for low- and moderate-income families. The program assists first time homebuyers with closing costs and down payment assistance. Up to \$50,000 is provided as a forgivable loan at 0% interest for the term of the five-year loan period. |
| | Target Date | 7/31/2022 |

| | | |
|-----------|---|---|
| | Estimate the number and type of families that will benefit from the proposed activities | 3 low and moderate income-households |
| | Location Description | This is a city-wide program. Applications are taken at the Community Services at 601 E. Hickory, Suite B, Denton Texas 76205. Specific sites will be determined at a later date. |
| | Planned Activities | HOME funds will be utilized to provide down payment, closing costs assistance and principal reduction to first-time homebuyers. CDBG funds will be utilized for program required repairs. |
| 9 | Project Name | 2021 Minor Repair Program |
| | Target Area | N/A |
| | Goals Supported | Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$100,000 |
| | Description | Program addresses urgently needed repairs of homes (repairs costing less than \$5,000 unless extenuating circumstances require as much as \$10,000 for unity repairs). This program can stabilize a home within the city limits of Denton until a rehabilitation can be done. |
| | Target Date | 7/31/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | 10 low and moderate-income households |
| | Location Description | This is a city-wide program. Applications are taken at the Community Services at 401 North Elm Street, Denton Texas 76201. Specific sites will be determined at a later date. |
| | Planned Activities | Funds will be used for rehabilitation costs for minor repairs. |
| 10 | Project Name | 2021 PARD Summer Kids Camp |

| | | |
|-----------|---|--|
| | Target Area | N/A |
| | Goals Supported | Public Services |
| | Needs Addressed | Public Services |
| | Funding | CDBG: \$45,000 |
| | Description | City of Denton Summer Kids Camp to provide full scholarships for a summer day camp program to income-eligible kids in need of quality care, mentoring, development of life skills, leadership, respect for others and respect for self. |
| | Target Date | 9/30/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | 56 income-eligible kids |
| | Location Description | Civic Center, Denia Recreation Center, McMath Middle School, and MLK Recreation Center |
| | Planned Activities | Funds will cover the cost of 56 day-camp scholarships. |
| 11 | Project Name | 2021 Sequoia Park Playground |
| | Target Area | N/A |
| | Goals Supported | Public Facilities, Public Improvements and Infrastructure |
| | Needs Addressed | Public Facilities, Public Improvements and Infrastructure |
| | Funding | CDBG: \$175,000 |
| | Description | Project consists of installing new playground equipment and trail connections at Sequoia Park, located at 1400 East University Drive in Denton. The project will benefit 5,365 people living in the project service area. Funding includes 2015 (\$61,259.64) and 2019 (\$113,740.36) in reprogrammed funds. Project to be carried out by the Parks and Recreation Department. |
| | Target Date | 7/31/2022 |

| | | |
|-----------|---|--|
| | Estimate the number and type of families that will benefit from the proposed activities | The project will benefit 5,365 people living in the project service area |
| | Location Description | Sequoia Park is located at 1404 E. University Drive, Denton, TX 76201. The service area includes CT20601 block group 1 and 2 and CT20602 block group 2. |
| | Planned Activities | CDBG funds will be used for the cost of the playground equipment and installation. |
| 12 | Project Name | 2021 The Salvation Army of Denton |
| | Target Area | N/A |
| | Goals Supported | Making Homelessness Rare, Brief and Nonrecurring |
| | Needs Addressed | Homelessness and At-Risk |
| | Funding | CDBG: \$17,769 |
| | Description | The Salvation Army Denton Corps to provide assistance with food provided during the K.A.R.E. Kitchen daily meals and Food Pantry for clients experiencing homelessness and LMI households. 2020 CDBG-CV funds of \$17,231 will also be used to fund this activity. |
| | Target Date | 9/30/2022 |
| | Estimate the number and type of families that will benefit from the proposed activities | 7849 persons that are homeless or at-risk of homelessness |
| | Location Description | 1508 East McKinney Street, Denton TX 76209 |
| | Planned Activities | Funds will cover a portion of the cost for K.A.R.E. Kitchen supplies, food pantry items, and a portion of the salary for a cook. |

Table 11 - Project Summary Information

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Denton’s CDBG and HOME allocations have not been sufficient to allow for the funding of large or extensive housing, economic development or public works projects. Geographic standards do not apply to city-wide home repair, homebuyer assistance, and public services grant programs.

As required by CDBG guidelines, public facility and public improvement projects have been completed in residential areas meeting HUD’s low to moderate-income standards. All investments in public facilities and/or public improvements are based on requests received from residents of the low to moderate-income block groups and other areas of the city. After a request has been made, an assessment is made to determine the need for the improvement and the project cost. With support of staff recommendation on the appropriate use, availability and eligibility of projects, the City’s Community Development Advisory Committee evaluates which requests meet the community development needs and make CDBG funding recommendations to City Council.

Geographic Distribution

| Target Area | Percentage of Funds |
|--------------------|----------------------------|
| Denton City Limits | 100 |

Table 12 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Denton does not currently direct its investments in specific geographic areas.

Discussion

See above discussion.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Based on the goal to assist thirteen (13) households in our Home Repair Programs, assist three (3) first-time homebuyers in our Homebuyer Assistance Programs, provide funding to Grace Like Rain for pre-development costs to construct sixty-two housing units for homeless, and provide funding for the CHDO’s Rental Acquisition Program assisting four (4) households, the City’s one-year goal is to assist eighty-two (82) households in PY 2021-22 with CDBG and HOME.

| One Year Goals for the Number of Households to be Supported | |
|--|----|
| Homeless | 62 |
| Non-Homeless | 20 |
| Special-Needs | 0 |
| Total | 82 |

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

| One Year Goals for the Number of Households Supported Through | |
|--|----|
| Rental Assistance | 0 |
| The Production of New Units | 62 |
| Rehab of Existing Units | 13 |
| Acquisition of Existing Units | 7 |
| Total | 82 |

Table 114 - One Year Goals for Affordable Housing by Support Type

Discussion

In addition to CDBG/HOME activities, the City also funds a \$225,000 the Development Fee Grant program through the General Fund. The program assists nonprofit housing developers with the cost of development fees and reduces development costs to support new construction of Affordable Housing Units. The City expects to receive applications for 2-3 projects in FY 2021-22.

AP-60 Public Housing – 91.220(h)

Introduction

The Denton Housing Authority (DHA) was formed in 1970 to address the housing needs of low-income families in the city of Denton. DHA does not manage any public housing units. DHA currently administers 1,641 Housing Choice Vouchers (also referred to as Section 8 or HCV) and a Self-Sufficiency/Homeownership Program. DHA administers various public facility corporations to operate and manage other multi-family tax credit properties such as the Veranda and Renaissance Courts Townhomes, and Heritage Oaks and the Pecan Place Apartments which provides affordable housing for seniors.

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

Not applicable.

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

Not applicable.

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

Not applicable.

Discussion

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

Introduction

This section describes the activities planned during the 2021-22 program year to address the needs of persons who are homeless and other non-homeless needs. It includes CDBG/HOME and General Fund activities.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Increase Street Outreach efforts to connect with people experiencing homelessness living unsheltered.

- a. Fund Street Outreach Program \$64,600 (GF - Public Services Grant)
- b. Fund Homeless Outreach Officers (GF – Police Budget)
- c. Fund Staff to support annual Point in Time Count (GF – Budget)
- d. The City will work with community partners to secure other funding sources

Addressing the emergency shelter and transitional housing needs of homeless persons

Increase the number of short-term supportive and long-term permanent affordable housing units for both individuals and families with children.

- e. Fund Our Daily Bread – Enhanced Emergency Shelter \$400,000 (GF - Public Services Grant)
- f. Fund Denton County Friends of the Family Emergency Shelter \$50,000 (CDBG Project 5)
- g. Affordable Housing Assessment Completion August 2020 (GF - FY2019-20)
- h. The City will work with community partners to secure other funding sources

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Increase funding for Rapid Re-Housing for families and individuals including housing location and stabilization resources.

- i. RRH Program \$100,000 (GF - Public Services Grant)
- j. Fund Interfaith – Utility Assistance \$125,000 (GF – Utilities Grant)
- k. United Way Homeless Initiatives \$80,000 and Barriers Fund \$40,000 (GF - Public Services Grant) also supports
 - o Housing Crisis Response System: Coordinated Entry (CE)
 - o Housing Crisis Response System: Housing Priority List (HPL)
- l. The City will work with community partners to secure other funding sources

Increase specialized housing for those in Permanent Supportive Housing (PSH) for those with prioritized special needs.

- m. United Way Homeless Initiatives \$80,000 and Barriers Fund \$40,000 (GF - Public Services Grant) also supports:
 - o Housing Crisis Response System: Coordinated Entry (CE)
 - o Housing Crisis Response System: Housing Priority List (HPL)
- n. Collaboration with TX Balance of State Continuum of Care Programs

Making the transition to permanent housing and independent living.

- o. United Way Homeless Initiatives \$80,000 and Barriers Fund \$40,000 (GF - Public Services Grant) also supports:
 - o Housing Crisis Response System: Coordinated Entry (CE)
 - o Housing Crisis Response System: Housing Priority List (HPL)
- p. Collaboration with TX Balance of State Continuum of Care (CoC)
- q. Housing Crisis Response System: Collaboration with CoC funded PSH programs at Giving Hope, Inc. and Denton County MHMR

Shortening the length time that individuals and families experience homelessness.

- r. United Way Homeless Initiatives \$80,000 and Barriers Fund \$40,000 (GF - Public Services Grant) also supports:
 - o Housing Crisis Response System: Coordinated Entry (CE)
 - o Housing Crisis Response System: Housing Priority List (HPL)

Facilitating Access.

- s. United Way Homeless Initiatives \$80,000, Barriers Fund \$40,000 and HMIS Licenses

\$18,000 (GF - Public Services Grant)

- Housing Crisis Response System: Coordinated Entry (CE)
- Housing Crisis Response System: Housing Priority List (HPL)
- Housing Crisis Response System: Housing Navigator, Landlord Outreach Program

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Increase funding for Diversion (rapid resolution for diverting people from homelessness quickly).

- t. United Way Homeless Initiatives \$80,000 and Barriers Fund \$40,000 (GF - Public Services Grant) also supports:
 - Housing Crisis Response System: Coordinated Entry (CE)
 - Housing Crisis Response System: Housing Priority List (HPL)
- u. Fund RRH Program \$100,000 (GF - Public Services Grant)
- v. The City will work with community partners to secure other funding sources

Discussion

The questions from HUD illustrate the need for a coordinated systems approach for identifying those experiencing homelessness, preventing homelessness when possible, connecting people with housing quickly and providing services when needed. This Housing Crisis Response System (HCRS) is the City's approach. While the PY2021-22 Action Plan submitted to HUD may only include the goals for CDBG and HOME funds, the City invests general fund resources to strengthen the HCRS as a part of our goal to Make Homelessness Rare, Brief, and Nonrecurring. Therefore, all resources by source are described above.

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

Introduction:

This section describes the activities planned during the 2021-22 program year to address barriers in affordable housing identified in the 2020-2022 Fair Housing Plan & Analysis of Impediments.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Details regarding the actions committed to remove or ameliorate the Barriers to Affordable Housing Responses are reflected in the City's Fair Housing Plan and Analysis of Impediments (FHP-AI) in ATTACHMENT 2 as a part of this 2020-2022 Consolidated Plan.

The work plan includes 6 separate goals with proposed actions that are intended to remove or ameliorate barriers to affordable housing:

- a) Increase access to affordable housing in high-opportunity areas
- b) Increase supply of affordable housing units
- c) Increase supply of accessible, affordable housing for persons with disabilities
- d) Make investments in targeted neighborhoods to improve access to opportunity
- e) Increase access to information and resources on fair and affordable housing
- f) Increase supports and services for residents with housing assistance

Discussion:

See discussion above.

AP-85 Other Actions – 91.220(k)

Introduction:

This section reports additional effects the City will undertake during the 2020 program year to address residents' housing and community development needs.

Actions planned to address obstacles to meeting underserved needs

Please see sections AP-55, AP-65, and AP-75.

Actions planned to foster and maintain affordable housing

Please see sections AP-55 and AP-75.

Actions planned to reduce lead-based paint hazards

During the 2021 program year, the City actions will be:

1. Ensure that all regulatory requirements regarding lead-based paint are met throughout any housing rehabilitation construction activity performed by the City on homes constructed prior to 1978 including the Minor Repair Program, Home Improvement Program, Homebuyer Assistance Program, and DAHC's Rental Rehabilitation.
2. Seek opportunities to educate the public, housing services customers, and affordable housing partners, and contractors regarding the hazards of lead-based paint.

Actions planned to reduce the number of poverty-level families

City actions during 2021-22 program year:

1. Affordable housing assistance programs:
 - a. \$1,199,695 allocated to provide grants for Preserving Affordable housing through Repair, Renovation, Reconstruction, and Rental Rehabilitation/Acquisition projects - TARGET: 20 – City, Denton Affordable Housing Corp., (62 Future) Grace Like Rain
 - b. \$225,000 allocated to the Development Fee Grant to projects in support the creation of Affordable Housing units (GF – Affordable Housing Grant) - TARGET: 2-3 Projects
 - c. \$133,000 awarded for utility assistance programs that increase Housing Stability and Prevent Homelessness (See also: AP-65) - TARGET: 125 – Interfaith (GF – Utilities Grant)
 - d. \$140,000 for Public Services Grants for rental assistance increase Housing Stability and Prevent Homelessness (See also: AP-65) (GF - Public Services Grant) - TARGET: 50 – United

- Way Barriers Fund (GF); TARGET: 25 – Rapid Rehousing Funding (GF); GOAL: Seeking other funding
- e. Implementation of Affordable Housing Assessment strategies (GF - FY2021-22) - GOAL: Completion July 2022 (GF)
2. \$517,752 for Public Services, Facility, and/or Infrastructure Grants to combat Food Insecurity;
- a. Human Services Grant (CDBG/GF/CDBG-CV - Public Services Grant) - TARGET: 7,849 – TSA households (CDBG Project 12); TARGET: 895 – SPAN (CDBG Project 14)
- b. Community Development Grant (CDBG-CV – Infrastructure) - TARGET: 21,000 – Denton Community Food Center
3. \$173,000 for Public Services, Facility, and/or Infrastructure Grants to increase availability and access to Health, Mental Health, and Behavioral Health Care;
- a. Human Services Grant (CDBG/GF/CDBG-CV - Public Services Grant) - TARGET: 50 – DC MHMR (GF); TARGET: 5200 – Health Services of North Texas (GF); TARGET: 325 – PediPlace (GF); TARGET: 200 – Solutions of North Texas (GF)
4. \$275,000 for Public Services, Facility, and/or Infrastructure Grants to improve Family Stability by improving safety, support, and opportunity including access to affordable childcare;
- a. Human Services Grant (CDBG/GF - Public Services Grant) - TARGET: 48 – Denton Christian Preschool (GF); TARGET: 60 – Denton City County Day School (CDBG Project 4); TARGET: 200 – Fred Moore Day Nursery School (GF); TARGET: 56 – PARD Summer Kids Camp (CDBG Project 10); TARGET: 210 – Grace Like Rain, Inc.
5. \$401,405 for Public Services, Facility, and/or Infrastructure Grants to increase availability and access to services for special needs populations (seniors, disabled, veterans, abused and neglected children, and victims of domestic violence) (See also: AP-65):
- a. Human Services Grant (CDBG/GF/CDBG-CV - Public Services Grant) - TARGET: 300 – CASA (GF); TARGET: 553 – Children’s Advocacy Center; TARGET: 100 – Denton County Friends of the Family Emergency Shelter (CDBG Project 6)
6. \$1,148,826 for Public Services, Facility and/or Infrastructure Grants to make homelessness

rare, brief, and nonrecurring (See also: AP-65):

- a. Utilities Grant (GF - Budget) - TARGET: 1c
- b. Human Services Grant (GF - Public Services Grant) - TARGET: 1d; TARGET: 5a
- c. Human Services Grant (CDBG/CDBG-CV - Public Services Grant) - TARGET: 7,849 – TSA households (CDBG Project 12);
- d. Enhanced Emergency Shelter (GF-Public Services) – TARGET 1,488 – Our Daily Bread
- e. Human Services Grant (GF- Public Services Grant) – TARGET 25 - RRH Program
- f. Human Services Grant (GF-Public Services Grant) – Street Outreach Program
- g. Human Services (CDBG-CV) – TARGET 13 - Hotel Voucher Program (additional funds)

7. \$43,250 for Intergovernmental collaboration and Public Services, Facility and/or Infrastructure Grants to increase access to Transportation increasing housing and workforce stability;

- a) Human Services Grant (GF - Public Services Grant) - GOAL: Participate in DCTA Community Meetings to discuss solutions that increase access to Transportation8. Public Services Grants to increase access to mobility, educational programs, and workforce development for Economic security.
- b) Human Services Grant (GF - Public Services Grant) - TARGET: 1,365 – Communities in Schools (GF); TARGET: 210 – RSVP (GF) GOAL: Participate in United Way of Denton County Workforce Success Leadership Team.

Actions planned to develop institutional structure

The City has defined the strategies below:

- Develop and maintain a coordination system across service sectors and cultivation of systems to better match services to identified need;
- Identifying and continuously evaluating the strengths and gaps in housing and supportive services including improving systems to share best practices information across sectors;
- Collect and utilize data that informs system-wide based decision making for prioritizing and selecting high performing projects.

During the 2021 program year, the City actions related to institutional structures will be:

GOAL 1: Affordable Housing (See Also: AP-55, AP-75)

- Implementation of Phase 2 Affordable Housing Assessment strategies (GF - FY2021-22)
- ACTIONS: Completion July 2022 (GF)

- GOAL 2: Make Homelessness Rare Brief and Nonrecurring (See Also: AP-65)
- Continue collaboration among governments and community partners
- ACTIONS: Financial and Human Resources in Support of Denton County Homelessness Leadership Team in partnership with the United Way
- ACTIONS: Financial and Human Resources to Improve Housing Crisis Response System;

GOAL 3: Non-Housing Community Development: Public Services (See Also: AP-55, AP-65, and AP-75)

- Continue collaboration among governments and community partners
- ACTIONS: Financial and Human Resources in Support of local nonprofits through grants and other programs.
- ACTIONS: Participate in Intergovernmental groups, local Coalitions, and Community Meetings to discuss solutions for improved community response systems to complex social issues.

GOAL 4: Non-Housing Community Development: Public Facilities, Public Improvements and Infrastructure

- Coordinate Public Facilities, Public Improvements and Infrastructure projects improve neighborhoods;

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Denton has a very strong network of service providers including those providing housing and supportive services. The City has a partnership with the United Way of Denton County, in three Collective Impact projects, the Denton County Behavioral Health Leadership Team, Denton County Homelessness Leadership Team, and Denton County Workforce Success Leadership Team. These projects bring public and private agencies together to review and discuss the provision of services in the Denton area to improve systems and maximize the benefits derived from available resources.

In addition, Denton has several work groups, committees, collaborations, and coalitions that have been developed to assist in enhancing coordination of services:

- Denton County Behavioral Health Leadership Team and Homelessness Leadership Teams
- Denton County Homeless Coalition
- Committee on Persons with Disabilities

- Denton Hunger Coalition
- Early Childhood Coalition
- Healthy Communities Coalition (specific issues discussed including mental health)

City of Denton staff including Community Development staff will continue to actively participate in the above committees during the program year. The City is part of a strong team of service providers who are working to improve services.

Discussion:

While the PY2021-22 Action Plan submitted to HUD only includes the goals for CDBG and HOME funds, the City invests general fund resources to address residents' housing and community development needs. Therefore, all resources by source are described above.

Program Specific Requirements

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

Introduction:

During the 2021 program year, the City of Denton plans to use the HOME affordable homeownership limits for Denton as provided by HUD for HOME funds for homebuyer assistance, rehabilitation of owner-occupied single-family housing, and rehabilitation of rental units by CHDO in accordance with 24 CFR 92.254(a)(2)(iii). Below are specific requirements for the Community Development Block Grant and the HOME Investment Partnership Program.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|---|---|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan. | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income | 0 |

Other CDBG Requirements

| | |
|---|---|
| 1. The amount of urgent need activities | 0 |
|---|---|

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Denton does not utilize other forms of investment beyond those identified in 92.205(b). The City will not permit other forms of investment without the prior approval of HUD.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Denton will utilize recapture for homebuyers for the HOME program including any projects funded with HOME Program Income (PI). The recapture policy provides guidelines that will be used for recapture of HOME funds when used for homebuyer activities under the Homebuyer Assistance Program as required in 24 CFR 92.254.

All homebuyers sign a HOME written agreement with the City outlining the affordability period and recapture provisions. For HOME-assisted homebuyer units the period of affordability is based upon the direct HOME subsidy provided to the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability.

Recapture provisions will be used when the homebuyer transfers the property either voluntarily or involuntarily during the period of affordability. If the home is transferred during the affordability period, a portion of the net sales proceeds, if any, are returned to the City of Denton. The amount subject to recapture is reduced based on a pro rata reduction during the affordability period. The funds returned are equal to the amount of HOME funds invested less the amount paid for each full month that the homebuyer has occupied the house as principal residence. Any funds remaining after the distribution of the net sales proceeds to all lien holders, including the City of Denton, will be returned to the homeowner.

In the event of a sale, short sale or foreclosure, the amount recaptured will be limited to the amount of net sales proceeds available at the time of such occurrence. If there are insufficient funds remaining from the sale of the property, the City will recapture less than or none of the recapture amount due and maintain data in each individual file that provides the amount of the sale and the distribution of the funds.

The Recapture mechanisms used to secure the affordability of the HOME-assisted unit are recorded in accordance with state law with a promissory note, deed of trust and written

agreement with the City of Denton. The affordability period stated in the note and deed of trust is the minimum period for the project.

In all cases, the amount to be repaid is the subsidy provided directly to or on behalf of the homebuyer for closing costs and is limited to the net proceeds of the sale, which is defined as the sales price minus the first lien and seller paid closing costs and includes only the following items to the extent actually incurred: brokers commission, reasonable attorney fees, and any transfer tax or recording fee payable by the seller.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Federal assistance will be provided in the form of a 0% interest, forgivable deferred payment loan (DPL) and will be secured by a HOME Written Agreement, fully executed and dated by all applicable parties and a Promissory Note and Deed of Trust. The Deed of Trust is recorded in the Real Property Records of Denton County.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Denton does not currently use HOME funds to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME funds.