



Thursday, June 14, 2018 | 8:00 a.m. to 9:30 a.m.
United Way of Denton County, Inc. (1314 Teasley Lane, Denton, TX 76205)

Agenda

- | | | | |
|-------|--|--|---------|
| I. | Welcome & Consideration of April 2018 Minutes | C. Watts | 2 min. |
| II. | Update Bylaws & Appointee Terms <ul style="list-style-type: none"> • <u>VOTE – Updates to approved entities and minimum/maximum number of appointees</u> | C. Watts | 10 min. |
| III. | Nominating Committee | C. Watts | 10 min. |
| IV. | Workgroup Updates <ul style="list-style-type: none"> • Data Workgroup • Housing Workgroup • Ad Hoc Committee i. <u>VOTE – Supportive versus workforce housing (see workgroup report)</u> | K. Gonzales/S. Coffey
T. Widmer
C. Cross | 30 min. |
| V. | Denton County Homeless Coalition Update <ul style="list-style-type: none"> • Barriers Fund | M. Jones | 10 min. |
| VI. | Backbone Support Update <ul style="list-style-type: none"> • Appointee Terms • Code of Ethics • Denton Housing Authority Impact Grant • <u>VOTE – Consider providing feedback from DCHLT for Analysis of Impediments to Fair Housing Choice (linked)</u> | C. Cross | 10 min. |
| VII. | New Business | C. Watts | |
| VIII. | Adjourn | C. Watts | |

Next Meeting Date:
Thursday, August 9, 2018 | 8:00 a.m. to 9:30 a.m. |
United Way of Denton County, Inc. (1314 Teasley Lane, Denton, TX 76205)





Thursday, April 12, 2018 | 8:00 a.m. to 9:30 a.m.
Embassy Suites

Agenda

Welcome & Consideration of February 2018 Minutes

Chair requested a motion to approve the Feb. 2018 minutes

Motion: Commissioner Bobbie Mitchell

2nd: Terry Widmer

Motion was approved.

2018 Point-In-Time Count Report

Dani & Courtney presented the 2018 Point-In-Time Count report and invited appointees to the reveal exhibits.

Appointees provided helpful feedback to reframe the data. Guidance was given to include county-wide data from the Housing Priority List and provide background on Coordinated Entry. The committee advised that Point-In-Time Count data may be presented as a snapshot or sample size of the overall homeless population.

The Chair left the meeting early for another meeting. Backbone Support facilitated the meeting moving forward.

Doors for Denton County

Courtney provided an overview of the Doors for Denton County Framework and next steps. Backbone support will seek funding to support a Housing Navigator.

Workgroup Updates

DCHLT Workgroup Reorganizations

Courtney presented the DCHLT Workgroup Reorganization to appointees (org chart was provided in agenda packet). Maintenance mode of recent program development and implementation calls for a set agenda in the Housing Workgroup pertaining to all things related to housing stability. Data Workgroup will now return to original composition of data experts, with close guidance from UWDC backbone support to aggregate, analyze and report on data. The Data Workgroup will inform and system improvement measures reviewed and tested in the Housing Workgroup.

Ad Hoc Committee



Courtney reviewed the last meeting of the Ad Hoc Committee. The group discussed funding opportunities and ones that will best fit the community. The members discussed the necessary stakeholders that should be in this conversation about housing solutions with in the county. Members posed the question of supportive housing versus affordable housing. Overall the group felt that they needed more information about both models to make a more informed and educated decision. Members discussed that they would be open to either model at this point.

Data Workgroup

Katherine reviewed updated data and efforts to improve data/HMIS use, as well as case conferencing efforts that will now move to the Housing Workgroup. Members are working to complete reassessments for households whose assessments are six months or older.

Housing Workgroup

No updates other than Doors for Denton County and the future workgroup reorganization.

Denton County Homeless Coalition Update

Barriers Fund

Mary Jones provided an update on funding for the Denton County Barriers fund and made an ask of DCHLT appointees to give to the Denton County Barriers Fund. She also invited appointees to events in Denton and Lewisville to showcase Point-In-Time Count data.

Backbone Support Update

DCHLT Logo Update

Backbone support presented an updated DCHLT logo with the language 'in partnership with UWDC' at the bottom of the logo to assist in fundraising for collective impact initiatives.

Backbone support requested a motion to approve the logo update.

Motion: Valerie Foster

2nd: Isabel Rodriguez

Motion was approved.

Appointee Terms

Terms are up in May; Letters will go out to appointees and governing boards. There may need to be amendments made to the bylaws. Will appoint a nominating committee at the June meeting.

Denton Housing Authority Supportive Services Impact Grant –

Courtney provided an update on the details, application and approval process for the DHA Supportive Services Grants.



New Business

No new business was presented.

Adjourn

Meeting was adjourned at 9:16 a.m.

Next Meeting Date:
Thursday, June 14, 2018 | 8:00 a.m. to 9:30 a.m. |
United Way of Denton County, Inc. (1314 Teasley Lane, Denton, TX 76205)

Secretary

Date



**DENTON COUNTY HOMELESSNESS LEADERSHIP TEAM
BYLAWS**

ARTICLE I NAME

The name of the organization shall be the Denton County Homelessness Leadership Team, "DCHLT".

ARTICLE II MISSION/VISION

Vision Statement: Every person in Denton County has a place to call home that is safe, affordable, accessible and supported by community resources.

Mission Statement: The Denton County Homelessness Leadership Team fosters an effective and coordinated system of homelessness prevention and intervention, resulting in homelessness that is rare, brief and nonrecurring through:

- Community awareness and connection
- Data-driven, evidenced-based, fiscally responsible recommendations
- Innovative solutions around affordable housing, access to primary and behavioral health care services, adequate incomes and coordinated services
- Mobilizing, advocating and empowering public-private community-wide collaboration

ARTICLE III ORGANIZATION

Section 3.1: Existence

The period of existence of the Denton County Homelessness Leadership Team shall be perpetual beginning May 5th, 2016.

Section 3.2: Purpose

The purpose of the Denton County Homelessness Leadership Team (DCHLT) is to convene as a policy making team tasked with improving the planning, coordination, oversight, and implementation required to create systems change, for housing/homelessness initiatives in Denton County.

Section 3.3: Fiscal Agent/Backbone Organization

The name of the agent and address of the DCHLT is:

United Way of Denton County Inc.
1314 Teasley Lane
Denton, TX 76205

United Way of Denton County Inc. (UWDC) will serve as the fiscal agent and backbone organization of the DCHLT to provide staff, guide vision and strategy, support aligned activities, establish shared measurement practices, build public will, advance policy and mobilize funding. DCHLT shall serve under the auspices of UWDC. The fiscal year shall follow UWDC and commence on April 1st and end on March 31st.

ARTICLE IV Appointments

Section 4.1: Appointment

Appointment to DCHLT is available to eligible entities as set forth below. The membership should represent the geographic, demographic and cultural diversity of Denton County, and to better serve the needs of Denton County.

The members of the DCHLT shall consist of the following entities:

- Denton County Commissioners Court
- City of Denton
- City of Lewisville
- Small Cities/Towns
- Homelessness/Housing Providers
- Health Care Providers
- Higher Education Institutions
- Workforce/Business Development
- Community Members
- Law Enforcement
- United Way of Denton County

Section 4.2: Terms of Appointment

Initial appointments of the DCHLT shall serve a two (2) year term to ensure consistency and maintain a working knowledge of the DCHLT. Subsequent appointment terms will be developed by the DCHLT consisting of two (2) and three (3) year terms.

Section 4.3: Duties of Appointees

To ensure members are actively engaged members are expected to attend 75% of the meetings.

ARTICLE V MEETINGS

Section 5.1: General Meetings

~~Meetings of the DCHLT will be held every even-numbered month. for a period of six (6) months. DCHLT members will review the scheduling needs to determine meeting frequency after the initial six (6) months.~~ Meetings of the DCHLT shall be held at the United Way of Denton County Inc. office. All meetings of the DCHLT will be open to the public. Meeting agendas and minutes will be made available through the UWDC website.

Section 5.2: Special Meetings

Special meetings of the DCHLT may be called by an executive officer.

Section 5.3: Notice of Meetings

Notice of meetings shall be provided at least 3 days prior on the UWDC website, and notification delivered by phone, mail, or email.

Section 5.4: Chairperson/Co-Chairperson

The DCHLT shall elect a chair and co-chair to preside over meetings. In the absence of the chair, the co-chair shall preside.

Section 5.5 Secretary

The secretary shall be an elected member of the DCHLT, and shall be responsible for the written minutes of the DCHLT.

Section 5.6: Workgroup Meetings

Workgroup meetings will be held monthly or as needed to conduct the business of the DCHLT. Additional meetings may be convened as necessary to meet the goals and objectives of the DCHLT.

Section 5.7: Quorum

A simple majority shall be necessary and sufficient to constitute a quorum for the transaction of DCHLT business.

Section 5.8: Voting

Each appointee of the DCHLT shall be entitled to vote in person or electronically if deemed necessary for the transaction of business. In the event of an electronic vote, members will vote accordingly and sufficient documentation will be kept and provided at the next official meeting. Only appointees to the DCHLT shall have voting rights. Ex-officios and alternates attending meetings on behalf of an absent appointee may not vote.

Section 5.9: Parliamentary Authority

The meetings of the DCHLT shall be governed by the parliamentary rules and usages contained in the current edition of the "Roberts Rules of Order" unless otherwise directed within these bylaws.

ARTICLE VI Officers/BHLT Appointees

Section 6.1: DCHLT Appointees

The DCHLT shall consist of no less than **seventeen (17)** and no more than **thirty-three (33) members**. Such number may be increased or decreased by amendment to these Bylaws and the DCHLT structure. The DCHLT shall be composed of appointees from the following entities.

- | | |
|---|---|
| (1) Denton County Commissioners Court | (2-5) Health Care Providers |
| (1-2) Denton City Council | (1-3) Higher Education Institutions |
| (1-2) Lewisville City Council | (1-2) United Way of Denton County |
| (1-2) Small Cities/Towns | (1-3) Workforce/Business Development |
| (6-9) Homelessness/Housing Providers | (1-2) Law Enforcement |
| (1-2) Community Members | |

Section 6.2: Eligibility

To be eligible a person must be appointed by one of the above name entities as outlined in **Article 6 Section 6.1** and possess strong business, policy, or health background.

With regards to appointments:

- Cities/Towns should identify a council member, senior staff, executive, or community member;
- Non-profit organizations should identify a board member;
- Higher Education should identify a senior level representative;
- All others should identify a board member, or senior level representative

Appointees are expected to remain actively engaged and report to the appointing agency/organization on an ongoing basis to ensure accurate communication. In the event an appointee is not fulfilling their role, the DCHLT will request a new appointee from the appointing agency/organization.

Section 6.3 Officers

Officers of the DCHLT are eligible for two consecutive one (1) year terms. Elections will be held during the 1st meeting in May. DCHLT shall call for a nominating committee to be formed to present a slate of officers annually.

Section 6.4: Chair

The Chair shall preside at all meetings of the DCHLT and shall exercise leadership to ensure the goals and objectives of the DCHLT are carried out. He/She shall have the powers and duties of supervision and management as it pertains to the office of Chair. The Chair shall serve a one year term and be elected each year.

The Chair shall:

1. Convene and manage meetings;
2. Set the agenda;
3. Represent the DCHLT at meetings;
4. Assure compliance with Roberts Rules of Orders

Section 6.5: Co-Chair

The Co-Chair shall assist the Chair in the leadership of the DCHLT. The Co-Chair shall serve a one year term and be elected each year. The duties of the Co-Chair include, but are not limited to the following:

1. Perform all duties of the Chair in the absence of the Chair, and when so shall have all of the powers and duties of Chair.
2. Prepare to succeed to the office of the Chair in the event of the Chairs resignation or vacancy.

Section 6.6: DCHLT Secretary

The secretary shall be an elected member of the DCHLT, and shall be responsible for the written minutes of the DCHLT, including the authority to be the representative signatory on all board approved documents. The Secretary shall serve a one year term and be elected each year.

Section 6.7 Past Chair

The past chair shall be an elected member of the DCHLT and will serve in an advisory capacity to ensure continuity of operations.

Section 6.8 DCHLT Ex-Officios

The DCHLT shall appoint ex-officio members as appropriate. Ex-officios will offer input, but will abstain from voting on matters of the DCHLT.

Section 6.9: DCHLT Work Group/Sub-Committee Chairs

Work groups/Sub-committees shall provide ongoing reports and recommendations to the DCHLT to ensure ongoing communication and leadership as it relates to the overall goals and objectives of the DCHLT.

Section 6.10: Resignation of DCHLT Appointees

Any member of the DCHLT may resign at any time by giving written notice to the Chair at least 30 days in advance, and by notifying the appointing authority.

Section 6.11: DCHLT Vacancies

Vacancies shall be filled by the appointing agency/organization within 30 days of the vacancy and approved during the next regularly scheduled meeting.

Section 6.12: Compensation of Officers/DCHLT Appointees

The officers/appointees shall not receive a salary or compensation.

Section 6.13: DCHLT Work Groups/Subcommittees

The work groups/subcommittees of the DCHLT are defined by the DCHLT as deemed appropriate and necessary. Additional work groups may be added and disbanded as needed.

- Housing
- Data
- Consumer

ARTICLE VII AMENDMENTS

The Bylaws may be amended by a two-thirds vote of the DCHLT members present at any regular or special meeting. Recommendations shall be submitted to the DCHLT at least thirty (30) days prior to consideration.

ARTICLE VIII NON-DISCRIMINATION

The members, officers, directors, committee members, employees and persons served by DCHLT shall be selected entirely on a non-discriminatory basis with respect to national origin, race, religion, color, sex, marital status, ancestry, sexual orientation, people with disabilities, age or veterans status.

ARTICLE XI CONFLICT OF INTEREST

Any appointee who benefits financially, directly or indirectly as a result of an action/vote must abstain from the action/vote. A "benefit" shall include the possibility, or appearance, of personal financial gain to the appointee. A benefit occurs when the member or a person in the member's immediate family, and/or a partner or other business associate, and or their employer stand to gain financially from the action/vote.

ARTICLE XII Confidentiality

It is the policy of the DCHLT and workgroup members to annually review the conflict of interest and confidentiality form. A copy of this form will be distributed to all DCHLT appointees and workgroup members for signature.

DCHLT Secretary

Date



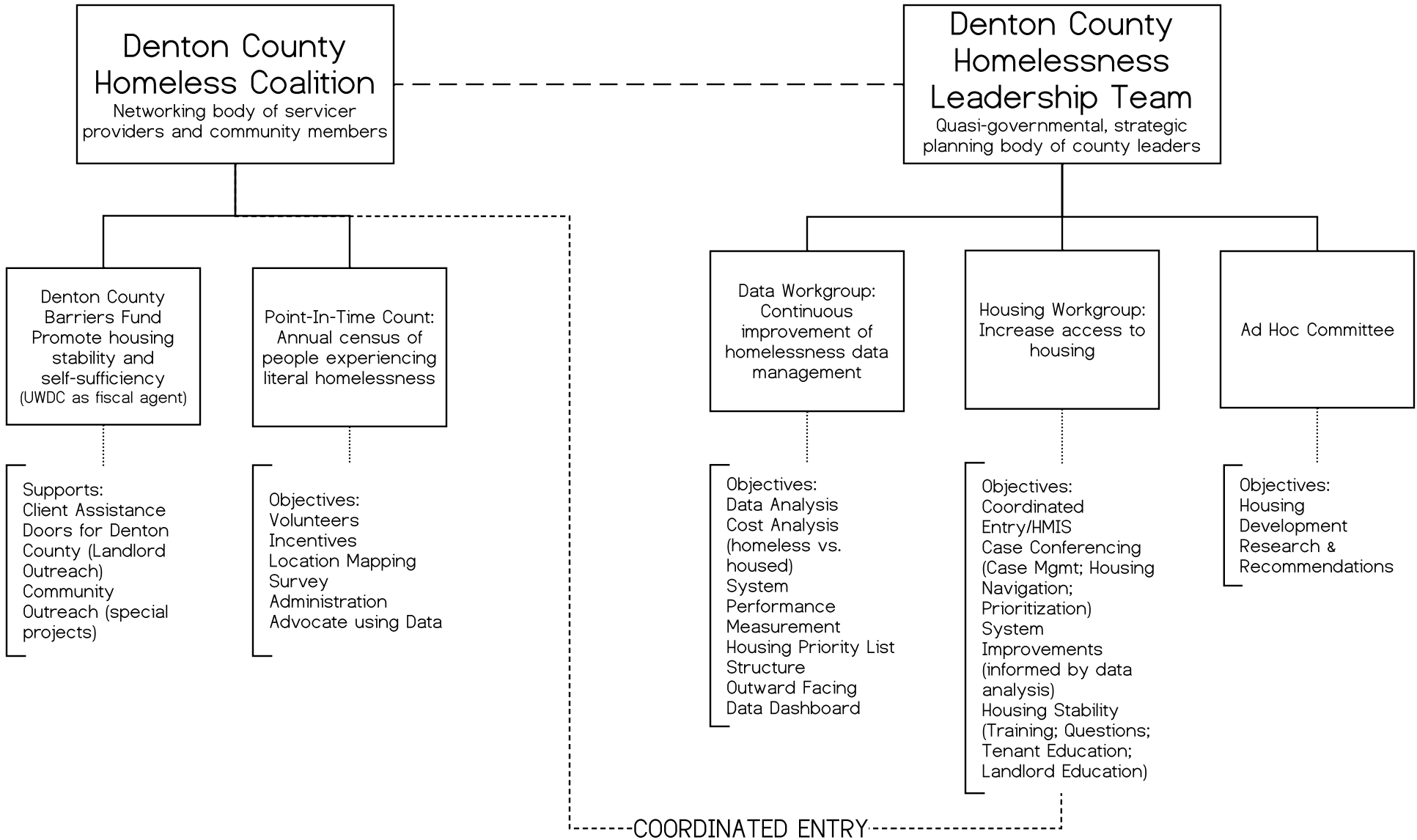
Denton County Homelessness Leadership Team 2018 Appointee Updates

- **Denton County Commissioners Court**
 - Seat 1: Commissioner Bobbie Mitchell, Denton County Commissioners Court (2018-2020)
- **City of Denton**
 - Seat 1: Mayor Chris Watts (2018-2020)
 - Seat 2: Councilwoman Keely Briggs (2018-2020)
- **City of Lewisville**
 - Seat 1: Councilman TJ Gilmore (2018-2020)
 - Seat 2: TBD
- **Small Cities/Towns**
 - Seat 1: Mayor Thomas Muir, City of Sanger (2018-2020)
 - Seat 2: Valerie Foster, City of Sanger (2018-2020)
- **Homelessness/Housing Nonprofit Providers (3 NEW Seats)**
 - Seat 1: Stephen Coffey, Serve Denton (2018-2020)
 - Seat 2: Cindy Harris, Giving Hope (2018-2020)
 - Seat 3: Alice Mankoff, Denton County Friends of the Family (2018-2020)
 - Seat 4: Roy Metzler, Monsignor King Outreach Center (2018-2020)
 - Seat 5: Salvation Army Denton County, TBD
 - Seat 6: Dr. Mary Jones, Denton Affordable Housing Corporation (2018-2020)
 - (NEW) Seat 7: Christian Community Action, TBD
 - (NEW) Seat 8: Kristie Bledsoe, Our Daily Bread (2018-2020)
 - (NEW) Seat 9: Denton Housing Authority, TBD
- **Health Care Providers**
 - Seat 1: Barton Duffy, Medical City Denton (2018-2020)
 - Seat 2: Texas Health Presbyterian Denton, Kathy Srokosz – 2-year term renewal (2018-2020)
 - Seat 3: Denton County Public Health, Isabel Rodriguez – 2-year term renewal (2018-2020)
 - Seat 4: Health Services of North Texas, TBD
 - Seat 5: Denton Community Health Clinic, TBD
- **Higher Education (1 NEW Seat)**
 - Seat 1: North Central Texas College, Jessica DeRoche – 2-year term renewal (2018-2020)
 - Seat 2: University of North Texas, TBD
 - (NEW) Seat 3: Texas Woman’s University, TBD
- **United Way of Denton County**
 - Seat 1: Josh Ashford (2018-2020)
 - Seat 2: TBD
- **Workforce/Business Development**
 - Seat 1: Monica Glenn, Denton Chamber of Commerce – 2-year term renewal (2018-2020)
 - Seat 2: TBD, Lewisville Chamber of Commerce
- **Law Enforcement (3 NEW seats)**
 - (NEW) Seat 1: Lt. Frank Padgett, Denton Police Department (2018-2020)
 - (NEW) Seat 2: TBD
 - (NEW) Seat 3: TBD
- **Community Members (2 NEW seats)**
 - (NEW) Seat 1: Terry Widmer – 2-year term renewal (2018-2020)
 - (NEW) Seat 2: Herman Oosterwijk – 2-year term renewal (2018-2020)

2-year term renewal

First 2-year term

Denton County Housing Crisis Response System Planning Entities



DCHLT Workgroup Reports

May 2018

DCHLT DATA WORKGROUP | CHAIR: STEPHEN COFFEY

Meeting Summary: May 17, 2018

Members Present: Stephen Coffey (Chair), Danielle Shaw, Katherine Gonzales, Keith Henderson, Patrick McCleod, Jesse Hamner

The May Data Workgroup meeting began with an overview of the DCHLT workgroup re-organization. The Data Workgroup has shifted focus from the implementation and oversight of Coordinated Entry to analyzing and visualizing local homelessness data. The workgroup revisited goals established in the workplan such as creating a community facing data dashboard and compiling a cost analysis of chronically homeless individuals in Denton County.

The group then reviewed the Monthly HMIS Report that includes the number of people experiencing homelessness, identified housing needs, and the number of people housed. This sparked a conversation about the data we have readily available and the data needed to inform the Data Dashboard.

The workgroup is considering Google Data Studio as the platform to create the Dashboard. The group visited the Google Studio website to identify features and capabilities of the tool. Homelessness data must be pulled from the HMIS before plugging into Data Studio and the workgroup's immediate priority is working in ClientTrack's Data Explorer to pull information from our HMIS.

Keith Henderson has obtained a volunteer HMIS license and has been working closely with Katherine Gonzales over the past few months creating customized reports to pull the information the workgroup needs. Jesse Hamner and Patrick McCleod will work join with Keith and Katherine in the coming months to obtain the data needed to inform workgroup projects and system performance improvements.

Short-term action items

Identify a data pulling process that will inform Community Data Dashboard

Accomplishments

Identified potential tool to create Data Dashboard – Google Data Explorer

Concerns

Data Explorer and obtaining data from the HMIS

Next Meeting Dates

TBD

DCHLT Workgroup Reports

April/May 2018

DCHLT HOUSING WORKGROUP | CHAIR: TERRY WIDMER

Meeting Summary – April 16th & May 21st

The workgroup implemented a new set agenda starting in April. In alignment with the recent workgroup reorganization, meetings now focus on prioritization of available resources based on the Housing Priority List, and opportunities for housing-focused case management trainings.

The agenda includes a review of new households into the Denton County Homeless Crisis Response System, exits, returns from homelessness and households that have been housed. The group utilized the Master Housing Priority List to review the top 20 households eligible for Permanent Supportive Housing and Rapid Re-Housing and discussed prioritization of available housing resources.

Moving forward, the workgroup will include additional wrap-around service providers to ensure households are getting connected to necessary services.

With support from UWDC backbone support staff and interns, agencies completed necessary reassessments for households whose assessments dated six months or older. This will remain an ongoing process for providers to complete and ensure the Housing Priority List is accurate. UWDC Backbone Support staff will assist in alerting agencies of necessary reassessments moving forward.

The group reviewed the updated online application for the Denton County Barriers Fund.

Short-term action items

Continued reassessments of households with assessments older than six months

Confirm process for CE status updates for Domestic Violence survivors

Continued improvement of case conferencing format

Increased opportunity for housing-focused case management training opportunities

Accomplishments

Internal approval of Inactive Policy

Developed Master Housing Priority List to prioritize literally homeless households during case conferencing

Developed policy for households that do not wish to be entered into Coordinated Entry, and how to track them on the Housing Priority List

Concerns

Providers reporting households as 'housed' in HMIS

Timely reassessments of households experiencing literal homelessness

Funding to Implement Doors for Denton County on a large scale (for Housing Navigator and Risk Mitigation Funds)

Next Meeting Dates

June 18, 2018

DCHLT Workgroup Reports

May 2018

DCHLT AD HOC COMMITTEE | HOUSING SOLUTIONS

Meeting Summary – Monday, May 14, 2018

Attendees: Stephen Coffey, Thomas Muir, Dani Shaw, Courtney Cross, Sheryl English, Mary Jones, Terry Widmer, Councilman TJ Gilmore, Gary Henderson

The Ad Hoc Committee convened in May to discuss housing solutions in Denton County. The committee reviewed both supportive and affordable housing development models, including pro formas and structures for both (see attached).

The committee discussed the challenges our community faces in obtaining Project Based Vouchers (the type of voucher the Palm Tree Apartments supportive housing project uses to sustain operations financially). Currently, the Denton Housing Authority would have to convert existing vouchers (all of which are currently allocated) or dedicate any new vouchers to project-based (DHA has not received any new vouchers since January 2017).

The group also discussed some ways that local municipalities can incentivize affordable housing developments: convert single-family homes to multi-family developments, inclusionary zoning incentives (provide a certain percentage of units at affordable rates), and expedited processes for nonprofit developers (such as fee waivers).

The committee revisited its goals and developed a problem statement to inform next steps:

Denton County lacks a diverse stock of affordable and accessible housing to meet the needs of people experiencing and at-risk of homelessness. Cost of living continues to increase while wages remain stagnant. We will consider current need, organizational capacity and funding resources in Denton County to make recommendations for innovative housing solutions.

Political will and framing were discussed. For instance, referring to affordable housing as 'workforce' housing reduces the stigma associated with any sort of federally subsidized housing development or rental assistance program. Members considered the pros and cons of pursuing a Permanent Supportive Housing or Workforce Housing project:

- Permanent Supportive Housing: Long-term financial housing assistance for people experiencing chronic homelessness and living with a disability.
 - o Pros
 - High level of need in the county with very few existing programmatic solutions
 - Cost effective way to meet the needs of individuals who often rotate in and out of shelters, jails and emergency departments
 - o Cons
 - Concern of difficulty garnering public will to support long-term subsidized housing
 - Requires long term subsidies that may necessitate large amounts of federal dollars
- Workforce Housing: Housing that is affordable for households with an earned income that is insufficient to secure quality housing within reasonable proximity to a workplace and/or community resources (NOT housing vouchers; construction is subsidized in order to provide units at a lower rate)
 - o Pros
 - More opportunities for public-private partnerships
 - o Cons
 - Does not address needs of chronic homeless population that

The committee weighed the option of pursuing hybrid housing developments (including supportive and workforce housing), and the possibility of appealing to municipal economic development initiatives. There is opportunity to improve blighted neighborhoods and partner with economic development departments to increase access to housing while simultaneously contributing to the economic success of the community.

The committee poses the following question to the DCHLT for consideration:

Should the DCHLT Ad Hoc Committee prioritize supportive or workforce housing in their efforts to research and recommend accessible housing solutions for Denton County? Given the current political climate and its impact on funding for innovative housing projects to serve the needs of the community, the committee recommends a focus on workforce housing over supportive housing. Supportive housing requires sustained subsidies, whereas workforce housing provides housing comparable to income levels, and requires no ongoing federal subsidy for residents to maintain housing.

Short-term action items

Obtain direction from the Denton County Homelessness Leadership Team

Determine what, if any, Economic Development representation needs to be at the table for this committee/ the DCHLT

Accomplishments

Reviewed supportive and affordable housing model pro formas

Concerns

Inclusion of necessary stakeholders

Next Meeting Dates

July 2018

DCHLT Ad Hoc Committee: Housing Solutions

GOAL

Explore housing solutions and make recommendations to the DCHLT.

NEED & CAPACITY

Permanent Supportive Housing Need

200 households currently eligible for Permanent Supportive Housing (PSH); eligible households may fulfill the following criteria: experiencing homelessness for an extended period, prioritized population (Veterans, Domestic Violence survivors, etc.), are living with a disability (physical or mental)

Two PSH programs in the county serving roughly 50 individuals/40 households; both are consistently at full capacity.

Affordable/Workforce Housing

815 households on the Denton Housing Authority Housing Choice Voucher Waitlist (income criteria below)

FY 2018 Income Limit Category	Persons in Family							
	1	2	3	4	5	6	7	8
Extremely Low-Income Limits	\$16,250	\$18,550	\$20,850	\$25,100	\$29,420	\$33,740	\$38,060	\$42,380
Very Low-Income Limits (50%)	\$27,050	\$30,900	\$34,750	\$38,600	\$41,700	\$44,800	\$47,900	\$51,000
Low Income Limits (80%)	\$43,250	\$49,400	\$55,600	\$61,750	\$66,700	\$71,650	\$76,600	\$81,550
Federal Poverty Level (2018)	\$12,140	\$16,460	\$20,780	\$25,100	\$29,420	\$33,740	\$38,060	\$42,380

*[FY 2018 Median Family Income](#) for the Dallas, TX HUD Metro FMR Area: \$77,200; The Dallas, TX HUD Metro FMR Area contains the following areas: Collin County, TX; Dallas County, TX; Denton County, TX; Ellis County, TX; Hunt County, TX; Kaufman County, TX; and Rockwall County, TX.

35 Low Income Housing Tax Credit properties in Denton County

Project City:	Project Name:	Project Address:	ZIP	Total Number of Units:	Total Low-Income Units:	Placed-In-Service Year:
AUBREY	KIRON AT AUBREY	5700 US HWY 377 S	76227	150		8888
AUBREY	PALLADIUM AUBREY	5700 US HWY 377 S	76227	150	100	8888
CARROLLTON	FOUNTAINS OF ROSEMEADE	3440 E ROSEMEADE PKWY	75007	382	382	1995
CARROLLTON	HEBRON TRAIL APTS	1109 E HEBRON PKWY	75010	144	144	1995
CARROLLTON	VILLAS ON RAIFORD	1100 RAIFORD RD	75007	180	172	2011
CARROLLTON	EVERGREEN AT ARBOR HILLS	2200 PARKER RD	75010	136	136	8888
CARROLLTON	EVERGREEN AT HEBRON SENIOR COMMUNITY	2200 BLOCK OF PARKER RD		136		8888
CORINTH	TOWER RIDGE APTS	2560 TOWER RIDGE DR	76210	224	224	2006
CORINTH	AUTUMN OAKS OF CORINTH	3440 CORINTH PKWY	76208	75		8888
DENTON	SILVERADO APTS	2417 LOUISE ST	76201	24	24	1990
DENTON	PECAN PLACE	302 S LOCUST ST	76201	24	24	1995
DENTON	COUNTRY PARK APTS	1606 E MCKINNEY ST	76209	120	120	1996
DENTON	WATERFORD AT SPENCER OAKS	2100 SPENCER RD	76205	208	156	1998
DENTON	PEBBLE BROOK APTS	191 DUCHESS DR	76208	250	250	1999

DENTON	PRIMROSE AT SEQUOIA PARK	1400 E UNIVERSITY DR	76209	250	250	2002
DENTON	RENAISSANCE COURTS	1224 E HICKORY ST	76205	150	120	2006
DENTON	PROVIDENCE PLACE APTS II (DENTON)	3500 QUAIL CREEK DR	76208	252	252	2007
DENTON	ROXTON	307 N LOOP 288	76209	126	126	2012
DENTON	ROSEMONT AT PECAN CREEK	3500 E MCKINNEY ST	76209	263		8888
DENTON	THE VERANDA	2420 E. MCKINNEY STREET	76209	322	322	8888
JUSTIN	JUSTIN PLACE APTS	909 W SEVENTH ST	76247	24	24	1989
JUSTIN	LEUTY AVENUE APTS	909 W SEVENTH ST	76247	24	24	1998
JUSTIN	BISHOP GARDENS APTS	156 S HARDEMAN CIR	76247			8888
LAKE DALLAS	ASHLEYER VILLAGE APTS	155 W OVERLY DR	75065	184	184	1994
LAKE DALLAS	SHADY SHORES APTS	401 N SHADY SHORES DR	75065	40	40	2000
LEWISVILLE	ST CHARLES APTS	1090 S CHARLES ST	75057	126	126	1992
LEWISVILLE	OAK TREE VILLAGE	1595 S OLD ORCHARD LN	75067	272	163	1995
LEWISVILLE	VALLEY RIDGE APTS	1000 VALLEY RIDGE BLVD	75077	192	192	1995
LEWISVILLE	TUSCANY AT LAKEPOINTE	805 LAKESIDE CIR	75057	168	68	1999
LEWISVILLE	EVERGREEN AT LEWISVILLE SENIOR APT COMMUNITY	415 S GARDEN RIDGE BLVD	75067	218	218	2005
LEWISVILLE	EVERGREEN AT VISTA RIDGE	455 HIGHLAND DR	75067	120	120	2011
LITTLE ELM	LAKEVIEW COURT	204 MAIN ST	75068	24	24	2000
LITTLE ELM	LAKESIDE MANOR SENIOR COMMUNITY	902 W ELDORADO PKWY	75068	176		8888
PILOT POINT	PILOT POINT APTS	301 N PRAIRIE ST	76258	40	40	2000
SANGER	SANGER TRAILS APTS	11501 MARION RD	76266	208	208	2003
THE COLONY	EVERGREEN AT MORNINGSTAR	6245 MORNING STAR DR	75056	145	145	2010

Still assessing county-wide capacity for new residential development. See attached for City of Lewisville vacant property map.

MODELS

Permanent Supportive Housing

- Privately-funded PSH project funded by Project Based Vouchers – Palm Tree Apartments (Fort Worth, TX): Privately Funded
 - See attached: Financial reports as of March 2018; Trailing twelve pro forma; Application to housing authority for Project-Based Vouchers
- Proposed privately-funded PSH – Birchman Commons
 - See attached: Proposal to city; 15-year pro forma;

Affordable Housing

- Low Income Housing Tax Credit project – Saigebrook (Denton, TX): LIHTC
 - See attached: Pro forma

PSH With Affordable Housing

- Possible new construction (foundation funding, no debt), 20 PSH units, 30 affordable units (no vouchers), 50 total units
 - See attached: Pro forma