



Thursday, Oct 8, 2026 | 8:00 a.m. to 9:30 a.m.

Hybrid Meeting

Physical –UWDC Community Room: 1314 Teasley Lane, Denton, TX 76205

Virtual – Zoom Video Conference Link Attached in Email

Agenda:

I.	Welcome & Introductions	Chair	3 min.
II.	Votes	Chair	5 min.
	VOTE – Approval of Meeting Minutes August		
III.	City of Denton: Community Land Trust	Leia Atkinson	30 min.
IV.	EntryWay	Jim Rainbolt-Bailey	20 min.
V.	The Path Home	Elena Shehan	10 min.
	Organizational updates		
VI.	Workgroup Report Highlights		10 min.
	- Healthcare - Diversion - Housing - Cross Care Collaborative	Isabel R. Daphne H. Terry W. Carlos H & Alessia	
VII.	Backbone Support Highlights (inside packet)	UWDC	5 min.
	- Denton County Behavioral Health Leadership Team - Denton County Workforce Success Leadership Team	Shelby Redondo-Macon Shelby Redondo-Macon	
VIII.	New Business	Chair	5 min.
IX.	Adjourn	Chair	1 min.

Next Meeting Date:

Thursday, December 10, 2026 | 8:00 a.m. to 9:30 a.m. | Hybrid Meeting

Physical – United Way of Denton County, 1314 Teasley Lane Denton TX 76205

Virtual – Zoom Video Conference Link Attached in Email





Denton County Housing & Homelessness Leadership Meeting

8:00 AM June 11, 2026

Hybrid Meeting

Welcome

Meeting called to order at 8:00 AM by Carlos Henderson.

Votes

Carlos Henderson called for a vote to approve the minutes for the June meeting. Bobbie Mitchell moved to approve the vote, with Peter Mungiguerra moving to second the motion.

Carlos Henderson called for a vote to approve new appointments: George Ferrie, City of Denton Council and Daphne Houston, Denton Affordable Housing Corporation.

Denton County Eviction Advocacy Pilot

Olivia Mata-Williams presented recap of electronic vote for the letter of support, stating it passed. Peter Mungiguerra shared an update of a visit with Judges Kerbow and Oliver and noted that they are onboard with a pilot for DEAC to expand to their jurisdictions. Invitation to the room to tour the Dallas Eviction Advocacy in court.

HUD NOFO update: HUD NOFO processing has been paused with a legal injunction. Texas Homeless Network, lead agency for the Texas Balance of State is hosting a virtual townhall to share next steps and answer questions.

Data Dashboard: In rebuilding HPL

The Path Home: The goal of The Path Home was to dive into fundraising, advocacy, and collaboration. Future events: August 18th: Adult Protective Services training; SWOT analysis of system access at next coalition meeting to prepare for next legislative session; Sept 29: The Art of Care: Sept 24: FindHelp training. Elena and George are presenting at the THN annual conference. Point in Time count donations will start in September and we will be launching our website.

CoC ad hoc update: We've met with Lubbock and Tarrant County about their CoC journey. I will be setting up a meeting with a county that left to become their own CoC and then returned.

Workgroup Updates

Healthcare Workgroup: Isabel shared that Denton County Public Health offered a listening



session about feedback on Findhelp. As a result, there are new training sessions planned starting in September and going through October and November.

Diversion: Daphne shared training is ongoing and that the group reviewed the Diversion MOU.

Housing Workgroup: 147 people have been housed collaboratively working internally and with all the agencies.

Cross Care Collaborative: No meeting in August to allow time to prepare for the Meadows Mental Health Policy Institute feasibility study. Offered congratulations to the group for getting the project to a point to move forward.

Backbone Support Updates

Behavioral Health Leadership Team: Met with Connections Wellness and Restoration Youth & Family to bring them on as appointees. KERA also presented to the Child and Family Systems workgroup about how they can help get the word out about resources to parents.

Workforce Success Leadership Team: VITA is in its planning season and has met with a new ISD to promote CTE connection for tax preparation. A new Economic Mobility training will be hosted in Lewisville.

Public Comment

New Business

Adjourn

Next meeting will be October 8th . The meeting was adjourned at 9:30AM

Officer Carlos Henderson

DCHHLT Secretary



Healthcare: July 2026

CHAIR: ISABEL RODRIGUEZ & LISA BENTON

OBJECTIVE & GOALS:

- *Increase access to healthcare services for people experiencing homelessness*
- *Increase community resources for healthcare workers*
- *Identify data points from participating organizations and agencies in Denton County*

Meeting Summary

The workgroup convened to outline the next steps in planning for increased access to healthcare services for the unhoused. Discussions have progressed from advocacy at the local, state and federal level to advancing efforts for hospitals and providers to orient to the FindHelp platform to build a trusted network. These efforts will improve how help seekers access information about services, connect organizations to be able to send referrals for help seekers to providers, and improve data collection to inform the county on trends, gaps, and solutions.

Short Term Action Items

- Our Daily Bread is interested in joining FindHelp and looking at have a “help seeker training” for their guests.
- DCPH offered a monthly training to the group on how organizations can access their program cards, send referrals, close referrals, and how to set up the administrative side of Findhelp.

Accomplishments

- Bridged the advocacy priorities to focus on increasing awareness and access through improved knowledge of FindHelp, starting with provider training, and working towards testing cross sector referrals.

Concerns

- Agencies report an increasing gap in available healthcare services and persistently unmet medical needs among the unhoused population, highlighting the urgency for coordinated intervention and resource development.

Next Meeting Dates

First Tuesdays of the month, 12 PM – 1 PM



Diversion: October 2026

CHAIR NAME: DAPHNE HOUSTON

OBJECTIVE & GOALS 2026-2028:

- *Implement and support Diversion CE Event in HMIS for agencies*
- *Improve data collection for Diversion in HMIS*
- *Increase community dollars sourced for Barriers Fund*

Meeting Summary (provide meeting date and items discussed during meeting)

Meeting was cancelled for this month due to vacation schedules.

Short Term Action Items

- Add time to review Diversion enrollments during each Housing Workgroup.
- Using the monthly data dashboard as a guide for goal setting for the 80+ persons that fit criteria for diversion services
- UWDC Backbone support continues to gather case manager feedback as integration of the process takes place.
- Complete diversion training with agencies
- Work with Data workgroup on creating client encounters for diversion visualization

Accomplishments

- Established priorities for 2026: identifying funding resources, diversion categories, integration of Barriers Fund to goals
- A diversion “blitz” took place in final weeks of the summer inclement weather period aimed at conducting coordinated entries and diversion with those who had utilized the shelter during this summer due to weather.

Concerns

- Availability of flexible funds to support diversion problem-solving efforts.
- Tracking diversion activities within HMIS.

Next Meeting Dates

Zoom- 2nd Wednesday of each month at 2pm



Housing: October 2026

CHAIR: TERRY WIDMER

OBJECTIVE & GOALS 2026-2028:

- *Improve housing outcomes for those on the HPL*
- *Identify affordable housing solutions gap analysis*

Meeting Summary (provide meeting date and items discussed during meeting)

Weekly meetings with front door agencies are held to collaboratively address barriers and develop solutions that support individuals and families progressing toward stable housing. Discussions focus on systems coordination, resource alignment, and continuous process improvement.

Short Term Action Items

- Increase consistency in participation from agencies
- Identify number of affordable housing units available in Denton County

Accomplishments

- Housing crisis response system has housed 147 people since October 1, 2025

Concerns

- There is an ongoing need to identify and secure training resources that support frontline agency staff in delivering effective, evidence-based case management services
- Even with housing subsidies, many property owners require tenants to demonstrate income at or above 2x the rent, creating a significant barrier for clients attempting to secure housing

Next Meeting Dates

Weekly on Mondays, 3 PM- 4 PM (excludes holidays)

Hybrid; UWDC and Zoom



CROSS CARE COLLABORATION: Sept-Oct 2026

CHAIR(S): ALESSIA DAL MONTE & CARLOS HENDERSON

OBJECTIVE & GOALS 2026-2028:

- ✓ *Update local Sequential Intercept Model map*
- *Finalize Recommendation to BHLT & HHLT*

Meeting Summary

The group skipped meeting in August to allow time for the Meadows Mental Health Policy Institute project to kick off. Reconvened in Sept for a work session with Meadows and gained feedback on qualities of a diversion/deflection center and gaps in Denton County.

Short Term Action Items

- Continue to work with Meadows on the feasibility study

Accomplishments

- Toured the Dallas Deflection & Diversion center: Homeward Bound

Concerns/Considerations

- Consideration for CCC future participation with the MMHPI engagement

Next Meeting Dates

First Thursday of the Month, 11:30 AM – 1 PM (In person only, at the UWDC Office)



DATA Workgroup: Sept 2026

CHAIR: STEPHEN COFFEY

OBJECTIVE & GOALS:

Identify ways to integrate data support for other HHLT workgroups to advance funding and advocacy efforts

Meeting Summary

August 13:

- Backbone support updated attendees on updated HPL processes, topics for discussion on upcoming changes to the homelessness dashboard, THN data quality improvement, and insights regarding CE-Diversion data in HMIS.

September 10:

- Backbone support updated attendees on HMIS-first HPL and data dashboard redesign progress, and reviewed individual metrics and data visualizations to discuss at future meetings. Findings from CE-Diversion data in HMIS were shared with the group, and an inclement weather shelter analysis was announced. Stephen Coffee announced his departure as chair of the workgroup.

Next steps:

The workgroup will discuss updated HPL data and review the data dashboard's featured figures, data visualizations, and context. New metrics will be discussed for possible addition to the dashboard. Insights from IW analysis will be discussed.

As of August 31, there were 483 households actively experiencing homelessness on our Housing Priority List. The 483 total number breaks down into:

50 families	29 veteran households
433 individual households	102 households experiencing chronic homelessness
50 fleeing domestic violence	

Denton County school districts' data was updated in September 2025. The two largest school districts reported the following:

Denton ISD: 429 students (September 2025)
Lewisville ISD: 458 students (September 2025)

Housing intervention prioritization breakdown:

Diversion Services: Households (16.48%; n=72)



Rapid Rehousing Intervention: Households (58.35%; n=255)

Permanent Supportive Housing Intervention: Households (25.17%; n=110)

Short Term Action Items

- Applying new insights on Coordinated Entry-Diversion data to develop data entry best practices and training materials for agencies.
- Updating the Denton County Homelessness Data Dashboard for better readability and advocacy.
- Partnering with Diversion workgroup to develop a process for Diversion data collection and integration into the data dashboard.
- Drafting an approach to documenting diversion-related services across Coordinated Entry (CE) front-door and supportive services agencies.

Accomplishments

- Synthesizing information about data entry workflows, data quality best practices, operational workflows and reporting.
- Leveraging HMIS capabilities for insights on homeless populations and opportunities for cross-sector collaboration.
- Utilizing new approaches to working with HMIS data to identify clients for re-assessment and enrollment during the final weeks of inclement weather (IW) shelter operations.

Concerns

- Responding to agencies' operational needs alongside data quality improvement.
- Implementation of changing HMIS workflows and processes.
- Alignment between operational workflows and data entry processes.

Next Meeting Dates

Occurs every second Thursday from 3:00 PM to 4:00 PM on Zoom



September 2026 Backbone Support Updates:

Denton County Housing & Homelessness Leadership Team

- UWDC participated in an inclement weather Diversion Blitz to assist with completing diversion and coordinated entry assessments.

Denton County Behavioral Health Leadership Team

- The Meadows Mental Health Policy Institute study has launched and meetings with identified entities has commenced. A tour to Homeward Bound, the Dallas Diversion & Deflection center is planned for October.

Denton County Workforce Success Leadership Team

- VITA planning and recruitment will begin soon, UWDC is onboarding a new Economic Mobility Manager in October.

FY2026 Texas Balance of State Continuum of Care CoC Competition Priority Listing

Applicant Name	2026 Project Name	Project Type	Score	Rank	Status	New Funding Type	Transition Grant (Y/N)	Funding Amount Requested from HUD	Reallocated Funds
Homeless Network of Texas (dba Texas Homeless Network)	TX BoS CoC HMIS Project FY2026 Renewal	HMIS	Not Scored	1	Accepted			\$ 736,652	\$ -
Homeless Network of Texas (dba Texas Homeless Network)	TX BoS CoC SSO-CE FY26	SSO-CE	Not Scored	2	Accepted			\$ 311,518	\$ -
Mid-Coast Family Services, Inc.	Next Step Combined	PSH	93.00%	3	Accepted			\$ 1,015,307	\$ -
The Salvation Army - Temple, TX	The Salvation Army-Temple CoC Permanent Supportive Housing Program	PSH	83.75%	4	Accepted			\$ 208,333	\$ -
Abilene Regional MHMR Center dba Betty Hardwick Center	BHC Permanent Supportive Housing	PSH	79.95%	5	Accepted			\$ 299,194	\$ -
Abilene Regional MHMR Center dba Betty Hardwick Center	Permanent Supportive Housing Plus	PSH	Consolidation	6	Accepted			\$ 505,551	\$ -
The Salvation Army, a Georgia Corporation	Transforming Lives FY2026	PSH	67.25%	7	Accepted			\$ 195,832	\$ -
The Gulf Coast Center	GCC Permanent Housing	PSH	67.00%	8	Accepted			\$ 703,768	\$ -
Denton County MHMR Center	Connections PSH	PSH	62.23%	9	Accepted			\$ 1,450,140	\$ -
Families In Crisis, Inc.	FY2026 HUD DV1	RRH	91.00%	10	Accepted			\$ 1,193,976	\$ -
Mid-Coast Family Services, Inc.	Pathways	TH/RRH	88.59%	11	Accepted			\$ 328,928	\$ -
West Central Texas Regional Foundation	New Housing Vision	RRH	88.30%	12	Accepted			\$ 915,279	\$ -
Resource and Crisis Center of Galveston County, Inc.	RCCGC DV-RRH Project 2026	DV-RRH	84.00%	13	Accepted			\$ 254,699	\$ -
Abilene Regional MHMR Center dba Betty Hardwick Center	Rapid Rehousing	RRH	83.50%	14	Accepted			\$ 347,459	\$ -
Housing Authority of San Angelo	COSA Rapid Rehousing	RRH	83.50%	15	Accepted			\$ 227,091	\$ -
Housing Authority of the City of Laredo	Laredo Housing Authority RRH FY 2026	RRH	82.10%	16	Accepted			\$ 268,059	\$ -
Families In Crisis, Inc.	FY2026 HUD DV2	DV-RRH	79.00%	17	Accepted			\$ 1,398,682	\$ -
The Salvation Army, a Georgia Corporation	Project Bridge Rapid Rehousing FY2026	RRH	77.00%	18	Accepted			\$ 377,373	\$ -
The Salvation Army - Temple, TX	The Salvation Army-Temple CoC Rapid Rehousing Program	RRH	74.50%	19	Accepted			\$ 235,885	\$ -
Denton County Friends of the Family, Inc.	Rapid Rehousing and Supportive Services for Domestic Violence Survivors	DV-RRH	66.48%	20	Accepted			\$ 433,333	\$ -
Safer Path Family Violence Shelter, Inc.	Rural Rapid Rehousing for Domestic Violence Survivors in Atascosa County	DV-RRH	59.38%	21	Accepted			\$ 202,810	\$ -
Panhandle Community Services	Panhandle Community Services Transitional Housing 2026	TH	68.60%	22	Accepted	Reallocation	Y	\$ 1,692,162	\$ 1,692,162
Odessa Links, Inc.	Project Hope FY26	TH	65.91%	23	Accepted	Reallocation	Y	\$ 385,788	\$ 385,788
City of Texarkana	Texarkana Homeless Coalition: Doorways Home	TH	57.25%	24	Accepted	Reallocation	Y	\$ 329,638	\$ 329,638
Giving Grace	FY26 Transition Grant for RRH	TH	55.32%	25	Accepted	Reallocation	Y	\$ 481,545	\$ 481,545
Friendship of Women, Inc.	Pathways to Safe Housing	DV-TH	52.50%	26	Accepted	Reallocation	Y	\$ 312,999	\$ 312,999
Christian Community Action	Building Foundations Transitional Housing Program	TH	46.50%	27	Accepted	Reallocation	Y	\$ 559,975	\$ 559,975
United Way of Denton County	FY2026 CoC SSO Standalone	SSO	Not Scored	28	Accepted	Reallocation	Y	\$ 137,851	\$ 137,851
Giving Grace	FY26 Transition Grant for PSH	TH	Not Scored	29	Accepted	Reallocation	Y	\$ 565,513	\$ 565,513
The Heights Ellis County Family Resources, Inc.	HIVE: Housing-Integrated Victim Empowerment	DV-TH	Not Scored	30	Accepted	Reallocation	Y	\$ 738,399	\$ 738,399
Catholic Charities of the Archdiocese Galveston-Houston	FY26 Transitional Housing Galveston	TH	Not Scored	31	Accepted	Reallocation	Y	\$ 1,000,822	\$ 1,000,822
SAMARITAN WOMEN AT THE WELL	GRACE TRANSITIONAL HOUSING AND SUPPORTIVE SERVICES	TH	Not Scored	32	Accepted	Reallocation	Y	\$ 539,128	\$ 539,128
Salvation Army, The	TSA Grayson, Fannin, and Cooke Counties HUD CoC Project	TH	Not Scored	33	Accepted	Reallocation	Y	\$ 331,705	\$ 331,705
Blanco River Regional Recovery Team	Housing Stability Services	TH	97.561%	34	Accepted	Reallocation		\$ 635,496	\$ 635,496
NB Housing Partners	NBHP First Footing Supportive Services	SSO	93.023%	35	Accepted	CoC Bonus		\$ 600,300	\$ -
Family Endeavors, Inc. dba Endeavors	SSO-TXBOS-Endeavors	SSO	91.860%	36	Accepted	CoC Bonus		\$ 749,500	\$ -
Housing Authority of the City of Laredo	Laredo Housing Authority TH FY 2026	TH	90.244%	37	Accepted	Reallocation		\$ 275,000	\$ 275,000
Denton Affordable Housing Corporation	McAdams Haven	PSH	89.744%	38	Accepted	CoC Bonus		\$ 552,000	\$ -
Everybody's Place of Galveston County	The Parish Supportive Housing Community in La Marque, Texas	TH	89.024%	39	Accepted	CoC Bonus		\$ 246,299	\$ -
Foundation for the Homeless	Transitional Empowerment Program	TH	88.415%	40	Accepted	CoC Bonus		\$ 587,723	\$ -
Our Daily Bread	Street Outreach	SSO-SO	81.818%	41	Accepted	CoC Bonus		\$ 474,811	\$ -
The Gulf Coast Center	GCC Community Navigation Project	SSO	80.814%	42	Accepted	CoC Bonus		\$ 215,568	\$ -
West Central Texas Regional Foundation	Rural Connections Street Outreach Program	SSO-SO	80.682%	43	Accepted	CoC Bonus		\$ 419,713	\$ -
Concho Valley Community Action Agency	CVCAA Rock Rose Continuum of Care Program	TH	78.659%	44	Accepted	CoC Bonus		\$ 749,320	\$ -
United Way of Denton County	FY 2026 CoC SSO Partner	SSO	75.581%	45	Accepted	CoC Bonus + Reallocation		\$ 412,640	\$ 7,874
Safe Housing Outreach Ministry A Refuge For Battered Women And Children	SHOM CDO FY2026 DV TH Kaufman County	DV-TH	75.000%	46	Accepted	DV Bonus		\$ 573,100	\$ -
Comal County Family Violence Shelter Inc.	CCCC Transitional Living Housing Program	DV-TH	74.444%	47	Accepted	DV Bonus		\$ 726,000	\$ -
Family Services of Southeast Texas, Inc.	FSST Shelter and Outreach Services	SSO	74.419%	Not Ranked	Rejected			\$ -	\$ -
City of Denton	Denton Street Outreach	SSO-SO	72.727%	Not Ranked	Rejected			\$ -	\$ -
OurCalling, Inc.	OurCommunity	PSH	66.667%	Not Ranked	Rejected			\$ -	\$ -



Denton's Housing Plan

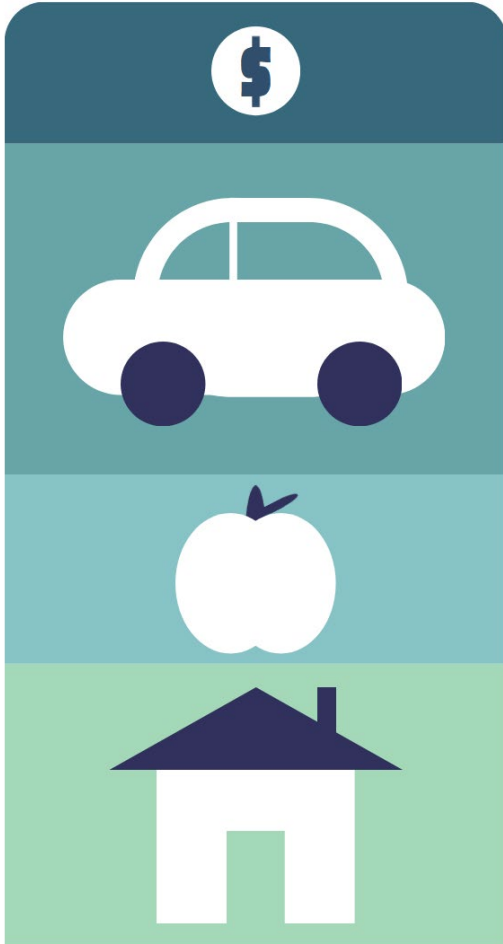
Five-year update to the City of Denton's
Affordable Housing Strategic Toolkit





Defining Affordability

Denton's Housing Plan



Affordable:

Housing is considered Affordable if a *Low-Income Household* spends **30% of their income or less** on housing.

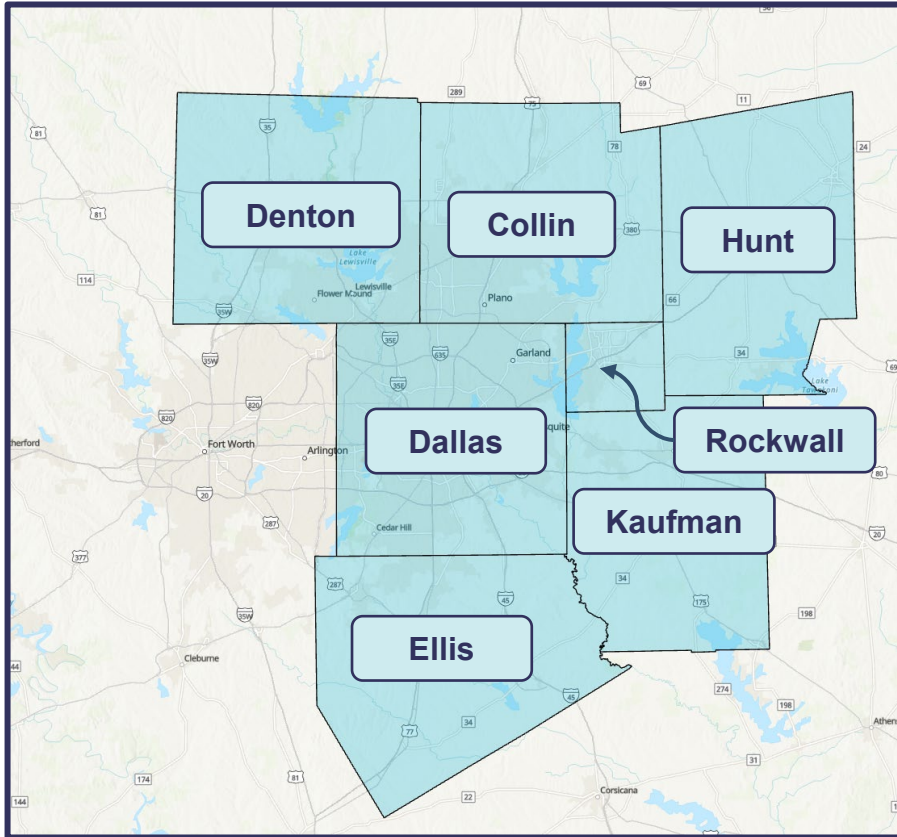
Some housing is **income-qualified**, which means the property owner has to rent or sell it to a Low-Income household who has a specific level of income, usually with a limit in price.

Other housing is **naturally affordable**, meaning there are no requirements for affordability, but the natural market price is affordable for Low-Income households anyway.

Cost Burden: Households that spend more than 30% of their income on housing are considered **cost burdened**.

Severe Cost Burden: Some households spend more than 50%, or half, of their income on housing. These households are considered **severely cost burdened**.

Denton's Housing Plan



Dallas Fair Market Region

Area Median Income:

Affordable Housing in the U.S. looks at income through the lens of area median household income (**AMI**).

Typically, housing programs focus on households at **30%**, **50%**, and **80%** AMI. Any household that earns below 80% AMI is considered **low-income**.

For the purposes of all federal housing programs, Denton is considered part of the **Dallas Fair Market Region (FMR)**, and household income is considered against the collective AMI of the region.

Denton's Housing Plan

Low-Income: Household earning less than **80% AMI**. In Denton, this is **48% of households**.

Low-Income includes **three categories**:



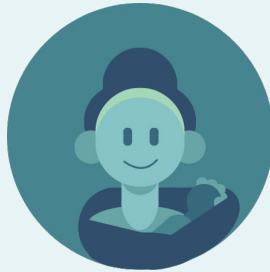
My social security check is \$1,850 each month

Extremely Low-Income

Earning 30% AMI or less

*In Denton, this is
16% of households.*

*Of those households,
79% are severely cost burdened.*



My full-time job at a daycare pays me \$20/hourly

Very Low-Income

Earning 31-50% AMI

*In Denton, this is
13% of households.*

*Of those households,
30% are severely cost burdened.*



My annual salary as a teacher is \$65,000

Low Moderate-Income

Earning 51-80% AMI

*In Denton, this is
19% of households.*

*Of those households,
6% are severely cost burdened.*

Denton's Housing Plan



Homebuyer Market

Most households in Denton own their home, 52% of Denton households are homeowners. Of these households, **10%** paid more than half of their income towards housing 2024¹.

In most cases, low-income households in Denton will struggle to become homeowners for the first time. To afford the median two-bedroom home*, a household must earn over \$100,000 annually². As of 2024, this was **out of reach for 82%** of renting households³.

	2 Beds	3 Beds	4 Beds
Market Price	\$305,629	\$319,478	\$400,935
Annual Income Needed	\$101,876	\$106,493	\$133,645
Hourly Income Needed (Full Time)	\$48.98	\$51.20	\$64.25
Market Rent / AMI	103%	102%	104%

¹American Community Survey, B25140, 2024 1-Year, ²Zillow Home Value Index, April 2026, ³American Community Survey S2503, 2024 1-Year

Denton's Housing Plan



Rental Market

Rental households comprise a disproportionate share of the Denton community, 48% of Denton households rent. This can partially be the City's younger student population.

While the student population has a significant impact on Denton's rental market, they only account for a quarter of renters - 75% of renting head of households are **25 or older**².

While rents have cooled somewhat between 2024 and 2026, rents have remained unaffordable for a large portion of renting households in Denton.

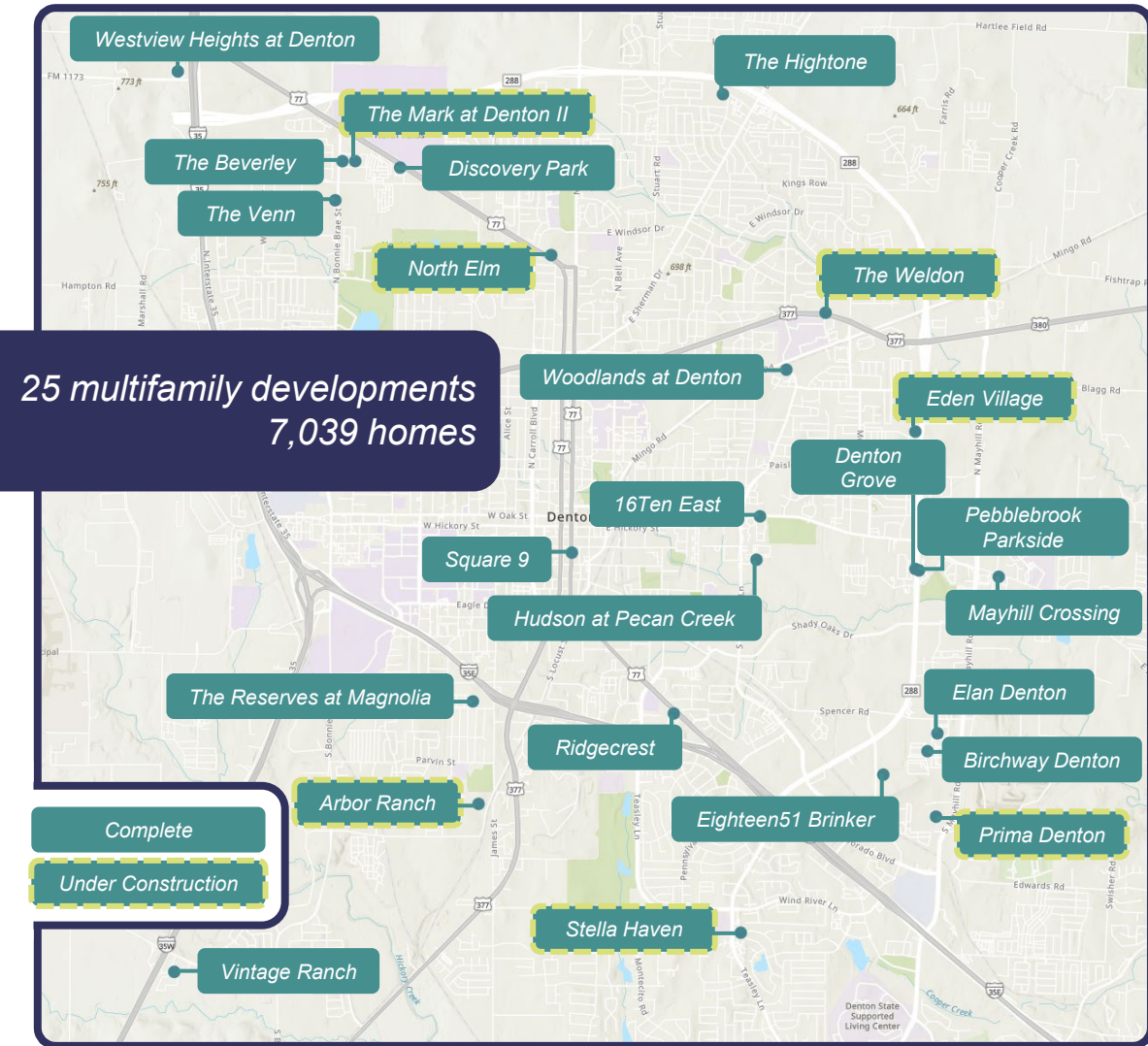
Renters below 50% AMI account for roughly 23% of Denton households. Of those households, 62% pay more than half of their income towards rent each month⁴.

	Studio	1 Bed	2 Beds	3 Beds
Market Rent	\$1,007	\$1,155	\$1,423	\$1,783
Annual Income Needed	\$40,280	\$46,200	\$56,920	\$71,320
Hourly Income Needed (Full Time)	\$19.37	\$22.21	\$27.37	\$34.29
Market Rent / AMI	48%	51%	52%	57%

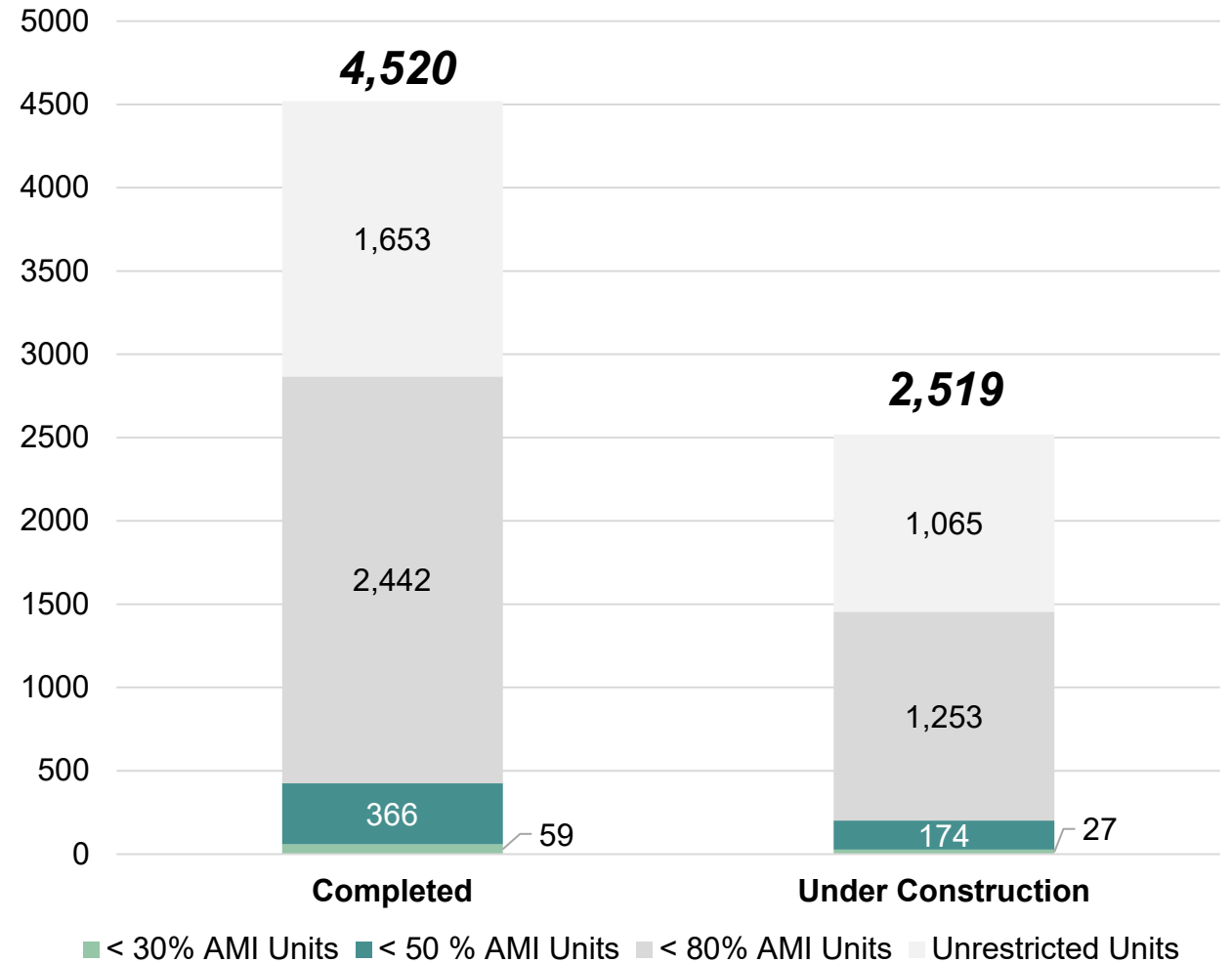
¹American Community Survey, B25140, 2024 1-Year, ²American Community Survey, B25007, 2024 1-Year, ³CoStar Realty data (2026 Q1),

⁴HUD CHAS Data, 2018-2022 ACS

Denton's Housing Plan



Affordable Multifamily Built Since 2021





Proposed bond plan

Denton's Housing Plan

2023 Housing Bond: In 2023, Denton voters approved a \$15 million general obligation bond for affordable housing.

City staff are proposing a bond plan that focuses on **neighborhood infill** missing-middle development to expand options for homeownership.



Duplex

*Accessory
Dwelling Unit*

Townhome

Focusing on neighborhood infill allows us to:

- Fulfill goals in the Downtown and Southeast Denton **area plans**
- Flexibly build both rental housing and **homebuyer** housing
- Fill a gap in existing affordability programs
- Meaningfully invest in more than one project across the City.

Denton's Housing Plan

Denton's Bond Plan, as proposed, has two main deliverables:



Denton Design Book

Create a catalogue of pre-designed architectural plans for missing middle housing and accessory dwelling units (ADU's). These plans would be designed according to the Denton Development Code, International Residential Code, and engagement with the Denton community. The plans would be compiled into a Design Book (also known as a Pattern Book), owned by the City of Denton and provided at no cost for projects in the City of Denton.



Denton Community Land Trust

Create Denton's first Community Land Trust (CLT). Leverage bond funding and the Denton Design Book to build small single-family homes, townhomes, and homes with accessory dwelling units on vacant lots for the CLT. Sell these homes to low-income first-time homebuyers, who will sell to other low-income homebuyers, keeping the home affordable for generations to come.

Denton's Housing Plan

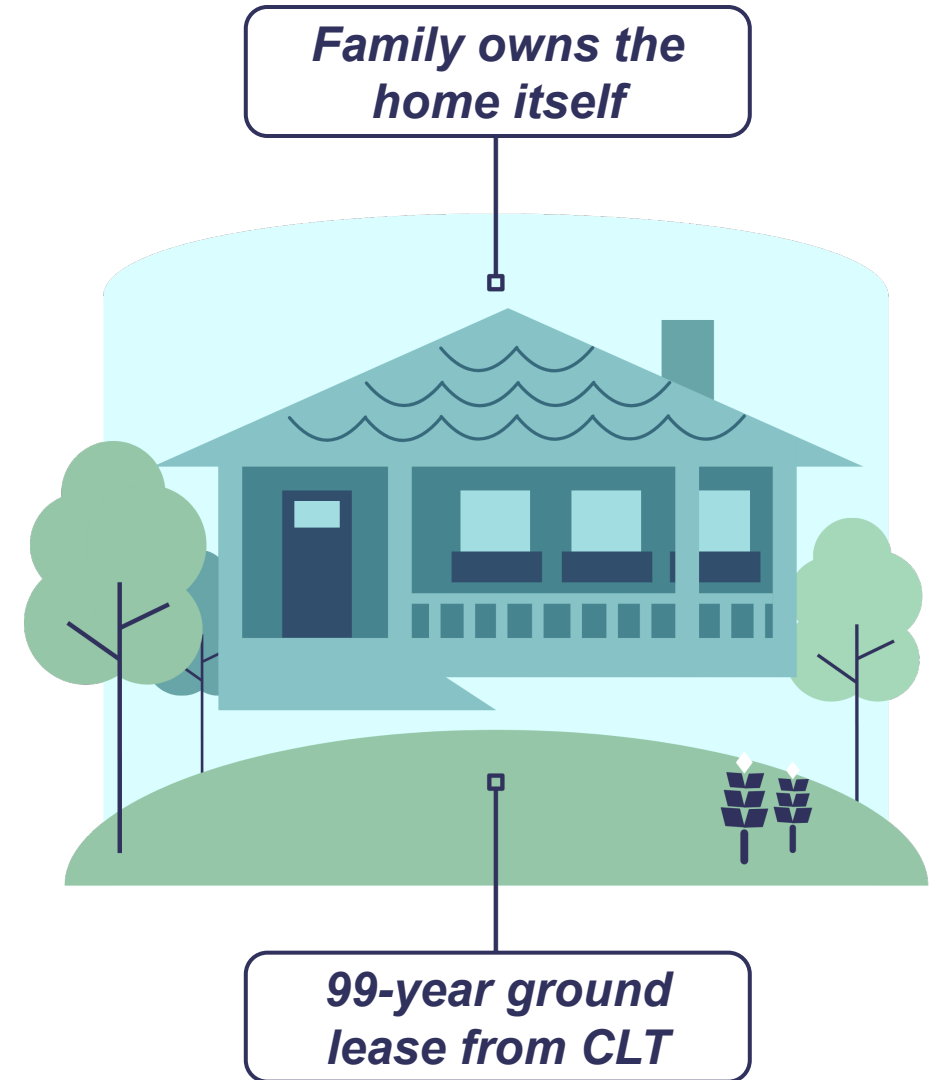
What's a Community Land Trust?

A Community Land Trust (CLT) is a **nonprofit** entity with the purpose of creating and preserving homes for low-income homeownership. A CLT owns the land beneath a home and sells the home to a low-income homebuyer for an affordable price. The land beneath the home is leased to the homebuyer in a 99-year renewable lease.

As part of that lease agreement, the homeowner agrees that when they sell the home, they will also sell it to a low-income homebuyer at an affordable price. This **keeps the home affordable** for generations to come.

CLTs are referred to as a **shared equity** program, because a homeowner keeps the equity they have put into the home, but the equity gains from the home appreciating in value are committed to the long-term affordability of the community.

In Texas, CLT's are governed by Chapter 373B of the Texas Local Government Code. CLT homes are taxed according to their affordable resale price, rather than their market price, and the land underneath the home is property-tax exempt.



Denton's Housing Plan



Example Case:

Gregory is a Denton ISD teacher. He wants to purchase his first home for himself and his son, but he's been having trouble finding a home he can afford. He finds a nice townhome built by the Denton Community Land Trust in southern Downtown Denton. It's the perfect size for himself and his son, he can walk to the Denton square, and he can begin to build equity while still having enough left over at the end of the month to save for his son's education. He works with his realtor, his lender, and the City of Denton staff to purchase the home.

Gregory's salary is \$65,000, so the CLT prices the home at \$195,000. His lender helps him secure down payment assistance through a state program. Gregory and his son move in and love the home!

Ten years later, Gregory's son is off to college and Gregory takes a position at a different school, so he decides to move closer to his new job. Gregory works with the Community Land Trust and sells his home for \$200,000 to another low-income single parent, who's working as a librarian at Emily Fowler library.

Gregory's income has increased, so he's able to afford a home on the private market. He takes the \$38,000 in home equity he's built paying down the principle on his mortgage over the past ten years and uses it as a down payment on his next home.



Questions?



Overview

Living On The Edge

The reality is that many Americans teeter on the brink of homelessness – one financial challenge away from living in their car, on a friend's couch, or in a shelter.

- 61% of Americans live paycheck to paycheck
- 1 in 4 Americans have no savings to cover an emergency
- Over 770,000 Americans experience homelessness on any given night

Of These Over 770,000 Americans, 80% Are
Experiencing **Situational Homelessness**



Chronic Homelessness VS Situational Homelessness

Chronic Homelessness - 20%

- The term chronic homelessness is used to describe people who have experienced homelessness for at least a year – or repeatedly – while struggling with a disabling condition such as a serious mental illness, substance use disorder, or physical disability.

Situational Homelessness - 80%

- The term situational homelessness is used to describe people who are living without stable housing due to a life-altering event such as job loss, domestic violence, medical emergency, or natural disaster.

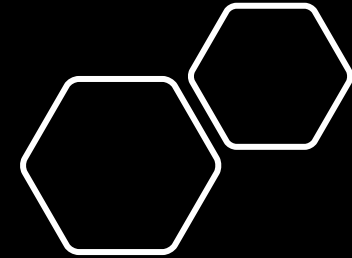
Organization Overview

Founded in 2014 by Chris Finlay, owner and operator of Middleburg Properties, a multifamily real estate company.

National nonprofit organization that provides housing and employment opportunities for individuals and families who are situationally homeless.

Partner with the multi-family housing industry to provide opportunities for employment along with on-site apartment housing.

Currently operate in eleven metro areas: North Carolina, Atlanta, Nashville, Houston, Arizona, Central Florida, South Carolina, Denver, North Texas, Central Texas, and Columbus with plans to expand to additional cities.



“Twelve years ago, I asked myself a question I couldn't let go of: How do you get a job without an address? And how do you keep an address without a job? ... the multifamily industry sits on one of the most powerful and underutilized solutions to homelessness in the country, and we just needed to build the bridge.”

Our Mission

Is to transition individuals and families at risk of or experiencing homelessness to economic self-sufficiency by providing full-time employment, housing and career training opportunities in partnership with the multifamily real estate industry.

Our Values

Humility



"Humility is the foundation of all virtues, for it allows us to approach every situation with an open mind and a willingness to learn from others." – Marcus Aurelius

At Entryway, we recognize there are always challenges ahead to tackle and as an organization we approach those challenges from a posture of learning and humility. We will be respectful of everyone and listen to their unique voice and opinion. We treat others how we would want to be treated. We will do our work with an attitude of service and display quiet confidence to further advance our mission.

Outcomes Driven



"You can't improve what you don't measure." – Peter Drucker

Entryway is a results-focused organization utilizing resources, time, and actions prudently. Entryway prioritizes measuring for impact to inform strategies and initiatives to best serve at-risk individuals and families and our employment partners.

Innovation



"To be a truly creative company, you must start things that might fail." – Ed Catmull

Entryway has the flexibility and size to be malleable in its solutions to addressing homelessness and providing economic sustainability. Being a learning organization is vital for our growth and ability to serve our participants. Each day we learn more about the industry we partner with and the needs of our participants. This allows us to pilot new solutions and best serve the situationally homeless and at-risk population.

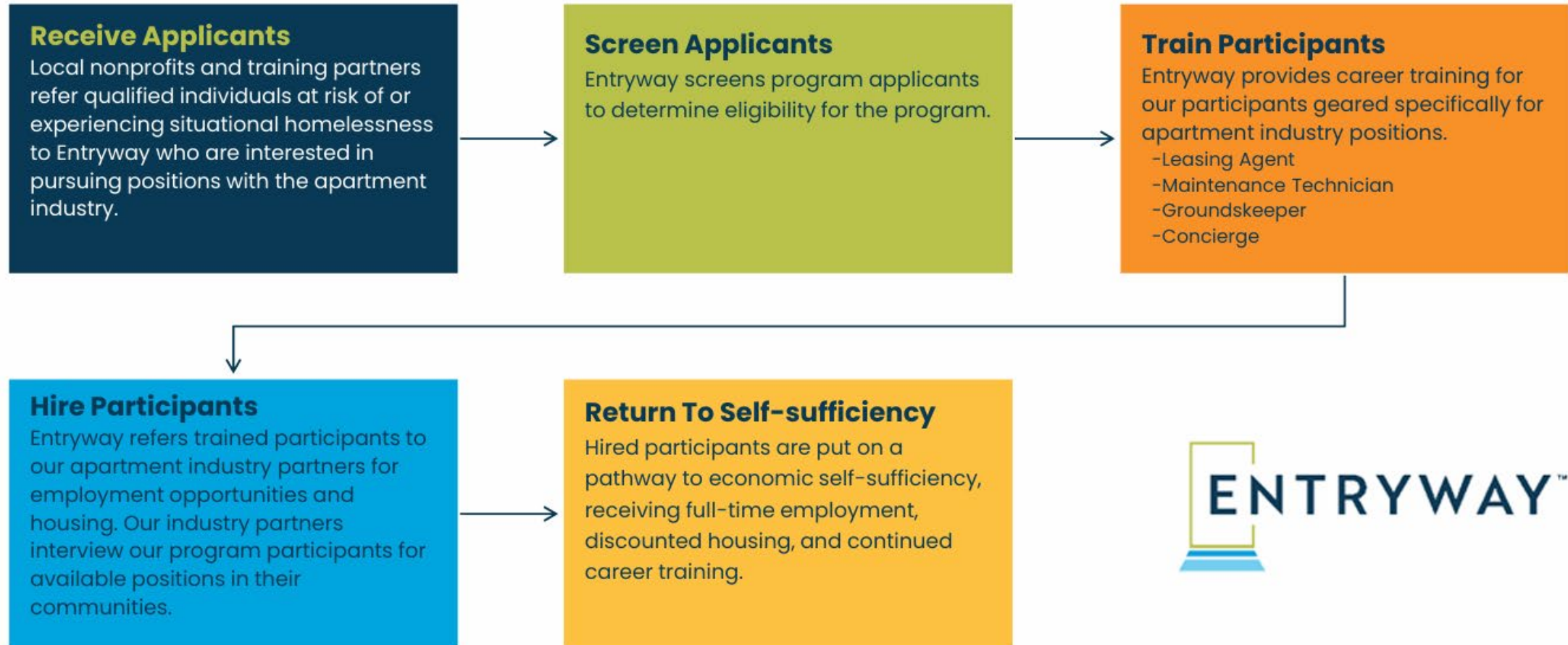
Collaboration



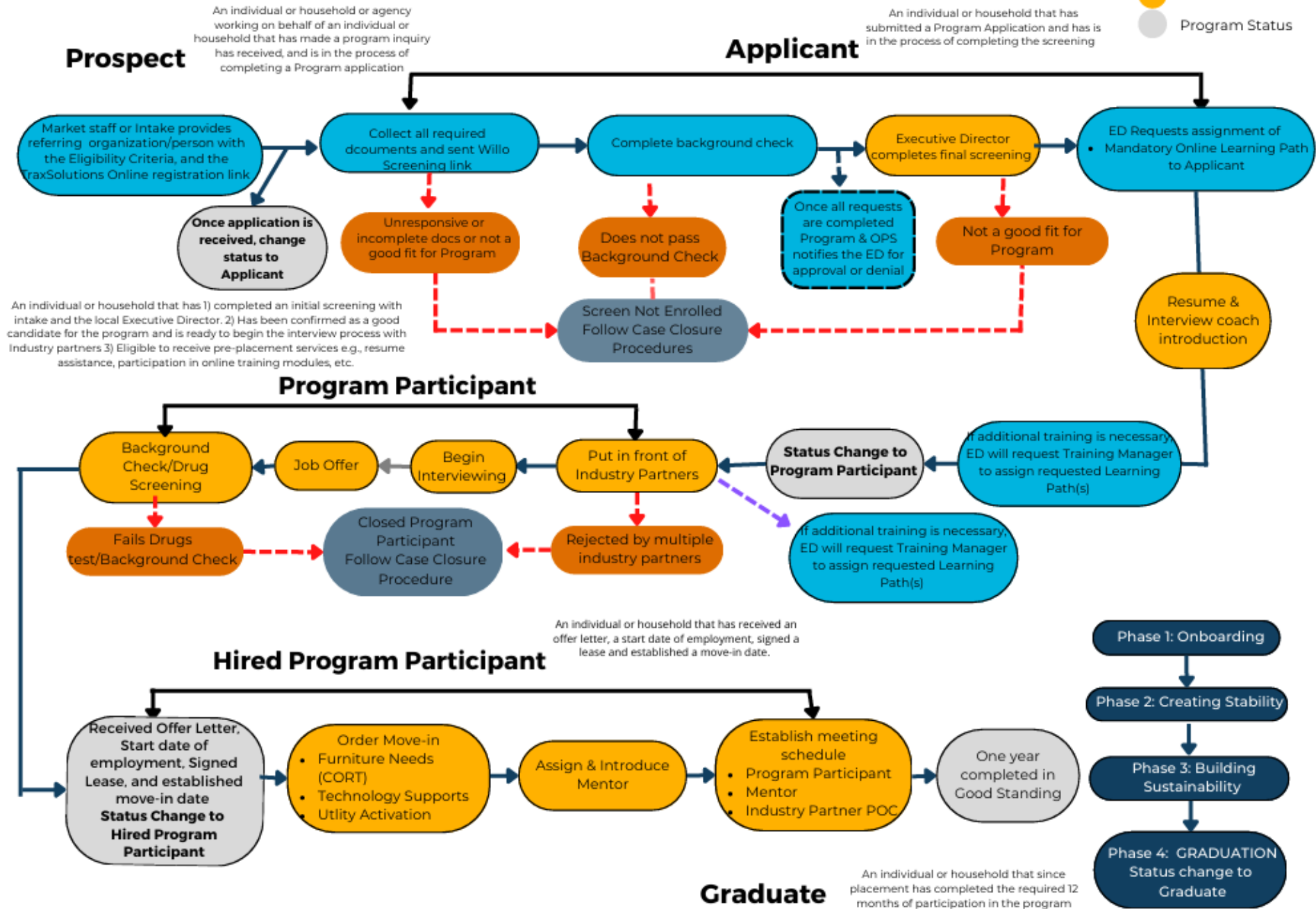
"Alone we can do so little; together we can do so much." – Helen Keller

At Entryway working together internally across teams and externally with our partners and stakeholders is the secret sauce to reaching our goals and purpose. Our organization was founded and built on collaborative partnerships with community agencies, real estate companies, corporate sponsors, volunteers, program participants, and teamwork among staff. Collaboration is in the DNA of our organization and fuels our ability to successfully achieve our mission.

Entryway's Process



Participant Process Map



Program Participant Benefits



A competitive wage position with benefits and the opportunity for career advancement



Discounted rent of an on-site furnished apartment unit for the first year of employment to stabilize finances



Career mentoring from Entryway including transitional support and financial literacy training

Entryway's Impact

248%
average wage
increase for
Entryway
participants
from entering
program to
hire with
Entryway
partner

40%
of Entryway
participants
have
dependents
directly
impacted by
the program

23%
Higher
employee
retention rate
than the
industry
average

1,300+ participants and family members moved to stable housing
and employment to date.



Erik Allison
Jackson Walker



Ann-Marie Bomba
Onyx Multifamily
Group



Bry Carter
The Phoenix
Staffing



Steve Cagle
Marsh McLennan



Kim Cross
KSC Group



Aaron Douthit
Middleburg
Communities



Anastasia Gillen
LivCor



Lindsey Goetz
CORT



Heather Gorhan
SD CAP



Michelle King
Willow Bridge
Property
Management Co.



Heather McClure
George Smith
Partners



Marisa Nuncio
Valadez
RR Living



Kin Oldham
Apartment
Association of
Greater Dallas



Zachary Patterson
Foresta Holdings



Durell Vieau
Willow Bridge
Property
Management Co.



Jonmarc Hernandez
Greystar

Trusted by 80+ Multifamily Partners



Volunteer Opportunities

- Mentor Volunteer
- Resume Writing Advisor Volunteer
- Interview Advisor Volunteer
- Event Planning Volunteer
- Marketing Volunteer



Fundraisers and Special Events



NEXT GEN AMBASSADORS

1 PURPOSE

Provide a peer-to-peer forum for young professionals that furthers the mission of Entryway through fostering innovation, building community, growing network and providing peer mentorship.

2 WHO

Age 21-30
Professional affiliation with industry that promotes growth and sustainability in multifamily communities.
Inclusive, collaborative mindset with a socially responsible heart.

3 TIMELINE

October	Promotion
November	Recruitment
December	Training
January	Launch

4 ACTIVITIES

- Peer networking events
- Workplace education
- Social channel engagement
- Online giving challenge
- Industry event participation
- Top Golf event ambassadors
- Wine & D

5 OUTCOME

- Increased visibility of our chapter
- Broadened perspectives
- Next generation leaders in training
- Expanded and sustainable resources



Lunch & Learn



Entryway U is an empowering workforce development and housing transition program designed to help individuals experiencing—or at risk of—situational homelessness regain stability and independence.

Functioning as a launchpad for personal and professional growth, Entryway U equips participants with job-readiness training, essential life skills, and career placement support tailored to the modern job market. By pairing targeted employment preparation with pathways to stable, long-term housing, the program provides individuals with the practical tools, confidence, and community support needed to build a secure and sustainable future.

Current Initiatives

Stay Updated

For the latest updates and information, follow us on social media:

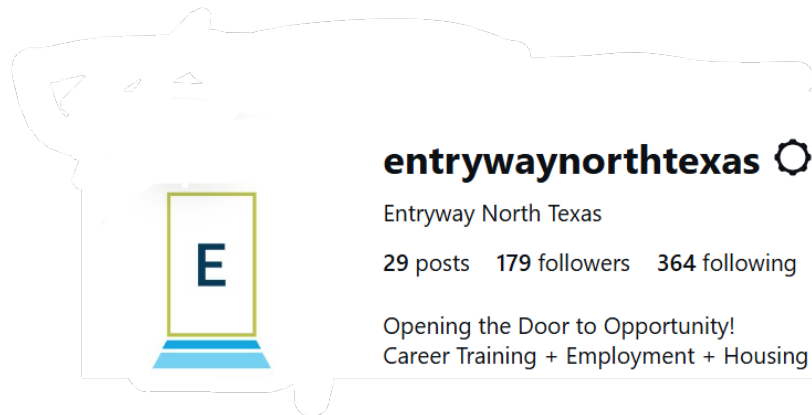


Jim Rainbolt-Bailey, Executive Director
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Entryway North
Texas

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Career Training + Employment + Housing