



**Friday, May 21, 2021 | 8:30 a.m. to 10:00 a.m.
Virtual Meeting**

Agenda

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| I. Welcome & Approval of Minutes | D. Koontz |
| II. Nominating Committee Officers | R. Del Rio
O. Garza |
| III. Ed Farm Grant and Partnership Opportunity | J. Sills-Molock |
| IV. Workgroup Updates | |
| • Child Care | S. Redondo |
| • Working Family Success – Financial Empowerment | A. McElroy |
| V. Denton County Leadership Teams Update | |
| • DCBHLT | S. Spencer |
| • DCHLT | E. Lusk |
| VI. Backbone Support Update | O. Mata Williams |
| VII. Public Comment | D. Koontz |
| VIII. New Business | D. Koontz |
| IX. Adjourn | D. Koontz |

**Next Meeting Date:
Friday, June 18, 2021 | 8:30 a.m. to 10:00 a.m. | Virtual Meeting**



Denton County Workforce Success Leadership Team

8:30am Friday April 23rd , 2021

Virtual Meeting Over Zoom

Welcome & Introductions

Mr. David Koontz calls the meeting to order at 8:35am and welcomes everyone. During the greeting, David opens with motion for approval of minutes. Mr. Bob Troyer approved, and Mr. John Ryan seconded. David then moved to the Nominating Committee Agenda with Ms. Olivia Mata-Williams.

Nominating Committee Agenda

Olivia announced she is looking for a Chairperson and Secretary to nominate. Olivia discussed the next steps moving forward once those spots are filled: meeting to go over roles and expectations of leadership team, missing aspects from Denton County on the team, and target areas to pursue.

Mr. Octaviano Garza volunteered to be on the nominating committee. Dr. Del Rio emailed her ability to be on the nominating committee.

Denton County Housing Needs Evaluation Report

David opened the floor to Ms. Danielle Shaw. Danielle announced they have been moving forward with the first phase of their approved process by city council. The first phase is data collecting, collection of available information about affordable housing in the county.

Danielle shared a report with that highlighted the data collected and moves forward the next phase – building out solutions in the community. Danielle discussed the opportunities Housing Needs offers the community: funding for affordable housing partners such as Habitat for Humanity, DAHC, Housing Tax Credit Program, and Development Fee Grant. Danielle discussed, they also provide aid for new home buyers in terms of neighborhood safety, home-buying assistance, rental assistance, and repair assistance.

Danielle discussed that home prices have increased, owners who earn less than 80 percent of AMI, cannot afford to pay more than \$200,000 for a home in Denton. Market rents are unaffordable because they pay more for rent and are unable to save to purchase a home. Danielle estimated that over the next five years, the community will need 10,000 new affordable and market rate units (608 units a year in Denton), that can sell for less than \$200,000, or rent for less than \$900 a month.

Danielle showed the data found by the consultant of their team. The average rent for community members of Denton is \$1,000 for a one-bedroom apartment. The average home price from 2019 is \$240,000 and has increased significantly since that year. There is not a home that exists affordably for families. 52 percent of individuals are renters in Denton, 48 percent are homeowners. From a projected demand, of the population in the AMI grouping, 30 percent of low-income earners are in need for 14 percent of housing units. Whereas those who can afford general market priced product in renters, need roughly 4400 units.

Danielle discussed the Market Value Analysis. It focuses on investing in neighborhoods and focusing on different areas of the community in need. As market value of homes decrease, there are higher levels of distress, vacancies, and more need of repairs. Danielle showed a mapping of the analysis; the lower valued homes centered in the map of the city, while wealthier homes are placed on the outside of the city.

Danielle showed the racial breakdown of homeowners. Danielle briefly mentioned the relationship between segregation of housing and its relation to wealth and available housing to income. Denton's displacement risk is increasing at a higher rate than Dallas'. The displacement risk matches where areas are distressed in Denton.

Danielle showed areas of opportunity: areas with high performing schools, grocery stores, recreation activities. Danielle discussed funding sources and partners – City government, local government/nonprofit public corporation, nonprofit organizations, institutions and private sectors.

Danielle showed the economic analysis and forecasting report. It showed the strongest employment and market participation on the community. Danielle discussed from a cluster perspective, there is an abundance of technology, education and medical employment sectors that are active throughout the community.

Bob and Gary discussed the timeline opportunity and community sector opportunities for the Housing initiative. Danielle discussed that COVID-19 affected the placement and process of the project. Ms. Jessica Rogers announced that the economic development has a strategic goal of working with the community and focusing on crossing the gaps of the different community sectors that coincides with the Housing Needs team. Mr. Michael Talley asked, how did Denton compare to other college towns' owner to rental population. Danielle answered that Denton looks different because each community has different resources; but the case studies do focus on the college town aspect of the Denton community. Michael asked if Danielle has had a conversation with Denton ISD about affordable housing and the conversation surrounding it. Danielle discussed that the school district has little to no reason to incentivize these initiatives, but the city will have the strongest role in creating policy roles. John asked Jessica if she is aware of the data of inflow-outflow population (commuters). Jessica answered that they do have the data, with labor market software that provides data population that isolates communities and employments. Gary discussed it would be interesting to observe the population who commutes to a job outside of Denton, but rents or purchases a home in Denton.

Childcare

Ms. Shelby Redondo announced that another proprietor has been listed. They are currently working with them to increase their income. Shelby discussed the upcoming Childcare Conference that is coming up; the team is partnering with universities to announce to their students that the conference is occurring, and they have the opportunity to join. Mid-May is when registration opens for the conference. It is six hours of training with early childhood development.

Shelby announced there is a plan to launch a summer parent planning guide that houses opportunities for families in activities and supportive needs. It will be launched on the website, the first week of May. Gary shared that DISD's partner Dr. Wilson, explained the partnership of childcare nonprofit with DISD, is a strengthening move to improve infant to three-year-old development. Shelby and Belinda partnered with TWU to work with in-home providers to strengthen and address barriers for families.

Working Families Success

Ms. Alicia McElroy announced that pilot program is working successfully. NCTC will not be occurring during the summer and will begin again in the fall. Alicia announced that there are plans to partner with several nonprofits, such as Foundation Communities, to increase client interest in financial coaching.

Alicia discussed that there is a focus on Rapid Rehousing in order to aid in providing stability. Alicia discussed her meeting with Opportunity Alliance Nevada. The group services client in direct financial crisis. WFS is trying to bring more clients to financial coaching. Alicia stated the group is looking at funding from Schwab and also



submitting for Wells Fargo funding and Lewisville CDBG. The CDBG funding allows for funding for a part-time financial coaching staff who would work in partnership with Lewisville. Financial Coaching did receive permission from Lewisville to hire a part-time staff for the summer that will work in tandem with Lewisville library and Christian Community Action.

Behavioral Health

Ms. Shanan Spencer announced that the work groups are working on individual areas. The Jail Diversion group is currently working on protocols and partnerships with municipalities, and sheriff's departments. The group is working on training the police department for mental health crisis. Shanan announced that the Jail Diversion group is also working on community advocacy and partnering with community members to help them receive treatment.

Shanan announced the Veterans workgroup is looking to modify their strategic plan. Shana discussed there are gaps in service, and they are looking for ways to close the data gaps.

Shanan announced Children Family Systems workgroup is working to address the needs of families. Lewisville sent an invitation to help address and increase mental health awareness in LISD schools. Shanan announced that the next, the substance group will have its first meeting to discuss data.

Shanan announced that she is still looking for funding. She may be looking for Pilots to help funding. Shanan announced that May is mental health awareness month; Denton County will have different activities and opportunities to throughout the month.

Homelessness

Gary updated the group on behalf of Ms. Elena Lusk. Gary announced that the eviction rate for veterans was 600,000. Gary discussed the prevention of the crisis of evictions throughout the pandemic. There is a potential to exit the pandemic with a flat curve of evictions.

Gary discussed the program to end veteran homelessness has 81 days left, and there are many activities to join to help. Gary announced that there is verbal assurance from the Commissioner's Court that they intend to allow the program to open mortgage assistance.

Backbone Support

Olivia announced that there is a refugee pathway's grant she is applying for. Olivia has the support of the NCTC grant writing staff.

Gary announced that Elena also wanted him to discuss that there is a growing concern for people *not* seeking work after COVID-19. Gary discussed the change in questions on the housing application to discern how clients are seeking employment, in order to better provide support.

Adjourn

Meeting adjourns at 9:45 am.

If you have something you would like on the agenda for our next meeting, please contact Olivia Mata-Williams: Olivia@UnitedWayDenton.org