

City Council Pending Requests for Information

City Council Meeting

November 14, 2023

File ID: 23-227



Work Session Process

- Up to seven requests will be reviewed per meeting (one per Council Member)
- Staff will introduce each request
- The requesting Council Member will have up to two minutes to describe and justify their request
- Remaining Council Members will then have a maximum of one minute each to provide feedback and indicate their support for the use of City staff time to respond to the request
- Staff will respond to all requests where a consensus of at least four elected officials is established
- A consensus of six (6) Council Members is required for a resolution or ordinance to be placed on a future City Council agenda prior to a work session on the request.

Work Session Process - Continued

- The Agenda Committee will assist in scheduling items receiving consensus based upon priority offered by Council Members, work session availability, and readiness of the item.
- As guidelines for Council Members to note and offer their priority while supporting an item, the following general categorization could be used to indicate any Council Member's support to assist staff and the Agenda Committee:
 - **High** – Time-sensitivity of the item is significant; the item is critical to the community or organization; and/or the item is of such importance that it should take precedence over other scheduled priorities, projects, or items.
 - **Moderate** – The item is somewhat time-sensitive; the item has a valuable impact to the community or organization; and/or the item is important but should be integrated into work plans accordingly.
 - **Low** – The item is not time-sensitive; the item has an impact but it is limited; and/or the item should be scheduled into work plans where possible, but should not affect or delay other scheduled work.

Item 1

A work session to discuss the City creating Public Facility Corporations to develop affordable housing in the City of Denton, including a comprehensive analysis of the definition, creation, and administration of Public Facility Corporations.

Requestor: Council Member Watts

Council Member Request: "In light of the community's commitment to affordable housing as evidenced by the approval of the Affordable Housing bond proposition, I would like to re-submit, a two-minute pitch to create a Public Facility Corporation.

The major source of affordable rental housing comes from developments that participate in the various state level tax credit programs. These programs allow developers to take advantage of tax credit allocations in exchange for affordable housing.

Currently, the city council is limited in its ability to influence said developments. Typically, the council is limited to an up or down vote on a resolution of support for said projects. The Council has no input or ability to negotiate terms that would maximize the benefit to our citizens.

As we have seen in the past, some affordable housing projects had to partner with entities outside of the city because no local partner(s) would participate. It is critical we keep such projects within the city of Denton.

Item 1

Such partnerships provide various development fees and revenues to the partnering organization. It is critical we keep such projects within the city of Denton.

Therefore, I am requesting a work session to discuss the City creating Public Facility Corporations to partner with developers to develop affordable housing in the city of Denton. Such a partnership will provide the following:

1. Additional revenue for programs to assist in development of affordable housing and/or programs that assist those experiencing homelessness.
2. Provides greater input to the project to address the specific needs of the community such as unit mix, rental rates, amenities and special programs.
3. Greater transparency and accountability.
4. Allows projects to stay in the community.

The work session will be a comprehensive analysis of the definition, creation and administration of the Public Facility Corporation.”

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Staff information: On June 28, 2022, a two-minute pitch request received Council support for a work session to discuss the City creating Public Facility Corporations to partner with developers to develop affordable housing in Denton (ID 22-420). On October 25, 2022, Council provided direction to staff to create a development program authorizing the formation of Public Facility Corporations for future affordable housing projects (ID 22-1453). On May 2, 2023, Council took no action regarding approval of a resolution to form the Public Facility Corporation (ID 23-865). Staff completed a significant amount of research and work on the development of this program, the associated resolution, and initial bylaws. If the City Council wishes to move forward with this request, staff will prepare a work session for a future date.

Date Requested: November 9, 2023

Format for response: Work Session