



**CITY OF DENTON
HOUSING TAX CREDIT (HTC)
REQUEST FOR SUPPORT POLICY**

Policy Statement: To meet the housing and development objectives of the City of Denton, it shall be the City's policy to analyze projects requesting support for proposed Housing Tax Credits (HTC). Such analysis is to determine if the projects comply with certain principles and policies in the City's [Denton 2030 Plan](#) and the [5-Year Consolidated Plan for Housing and Community Development](#) as well as various other master, strategic, and redevelopment or neighborhood plans adopted by the City of Denton. The goal of this analysis is to (a) establish if HTC projects merit local support, and (b) prioritize HTC submissions if more than a single proposal is received during an evaluation period. The Community Development Division serves as the City's primary staff and point of contact for all HTC programs.

Evaluation Criteria: The City of Denton is committed to the goal of improving the quality of life in the City, its neighborhoods and for its residents. As part of this commitment to a comprehensive community development and improvement program, the City supports the development of decent, safe, sanitary, and affordable housing options that provides full and equal access to all persons.

Preferences in evaluation of projects for consideration of City support are listed below:

- ☐ Acquisition, rehabilitation or renovation of existing affordable housing
- ☐ Senior Housing developments
- ☐ Mix of Affordable and Market Rate
- ☐ Distance between other HTC projects
- ☐ Whether the proposed development will be subject to property tax or demonstrates significant investment into the community
- ☐ Designating set-aside units for supportive housing programs to house vulnerable populations including people experiencing homelessness, people with mental illness, chronic health conditions, the disabled, seniors, and/or victims of domestic violence.

The City of Denton reserves the right to deny applications that do not coincide with the City's Housing Tax Credit Request for Support Policy, various strategic and master plans, or policy direction from the Denton City Council.

Required Information: Before a project will be evaluated by the staff, each applicant requesting support must submit the City of Denton's HTC Request for Support application with all attachments. The application and list of required documents are available on the City's website at www.cityofdenton.com.

Annual Schedule: The City of Denton will establish and announce each year an annual schedule of deadlines and other dates of importance for consideration of City support for HTC projects. The schedule is available on the City's website at www.cityofdenton.com.

Meeting with City Staff: No less than one meeting with the applicant, developer, sponsor, and relevant

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City staff will take place to discuss the proposed project in general, and any issues and concerns identified in the application in particular.

Presentation to City Council: The Applicant will be requested to give a presentation to the City Council regarding their proposed project. Presentations will generally be scheduled during a City Council Work Session in the month of February.

Substantial Changes: Should a project which receives support from the City have a substantial change including, but not limited to, the following before the start of construction, the Developer must notify the City of Denton in writing and request a new commitment of support:

- Number of units
- Number of Affordable Units or Affordability period
- Type of units
- Target population
- Amenities
- Type of construction
- Developer / sponsor / owner
- Final site development plan

Administration of the HTC Program: The HTC program in the State of Texas is administered by the Texas Department of Housing & Community Affairs. The City of Denton has no responsibility for application approval for HTC projects or for the administration of the HTC program.

Development Review: Consideration of the applicant's request for a Resolution of Support or a Resolution of No Objection in no way impacts the City's rights to approve, disapprove, or modify the developers proposed site plans or to modify the zoning for the proposed development.