



City of Denton

City Hall
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Denton, Texas
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AGENDA INFORMATION SHEET

DEPARTMENT: Public Affairs and IGR – Community Development

CM/ DCM/ ACM: Bryan Langley, Deputy City Manager

DATE: May 8, 2018

SUBJECT

Consider approval of a resolution of the City of Denton, Texas adopting a Housing Tax Credit (HTC) Request for Support Policy and Housing Tax Credit (HTC) Application Request Form; and declaring an effective date.

BACKGROUND

Over the past several months, staff has developed and discussed with Council and other interested entities, a review process for proposed 9% and 4% Housing Tax Credit (HTC) projects. Current Texas Department of Housing and Community Affairs (TDHCA) requirements include submission from developers of either a resolution of support or of no objection from the municipality in which the project is located. Council requested staff research how other municipalities consider proposed HTC projects and use the information in the development of the local review process. It was requested that the new process streamline the review, support the establishment of specific applicant expectations, and increase transparency.

On October 10, 2017, staff presented an updated draft policy and application process. On December 4, 2017 a joint meeting of the Council and the Denton Housing Authority was held to discuss the proposed draft application and policy. Also in December 2017, TDHCA released its 2018 timeline for 9% requests with pre-applications due by January 9, 2018 and final applications due by March 1, 2018. This required developers to submit any resolutions of support from cities with their final application by March 1. Due to the quick timeline, staff notified Council of the intent to use the draft policy and application with interested developers to test out the application process and determine any changes needed to streamline the process. Staff utilized the input from developers regarding the application process to make additional revisions. Developers expressed support for having a tool that clearly explains the City's expectations for seeking resolutions of support for HTC applications.

Based on comments and suggestions received from City Council, various housing developers, and the staff and board members of the Denton Housing Authority, a revised draft of the *Housing Tax Credit (HTC) Request for Support Policy and Housing Tax Credit (HTC) Application Request Form* was presented to Council on April 24, 2018. City Council did recommend a revision to one of the listed policy preferences. Council direction was to move forward with a resolution for approval of the policy and application request form.

RECOMMENDATION

It is recommended that City Council approve the resolution to adopt the Housing Tax Credit (HTC) Request for Support Policy and Housing Tax Credit (HTC) Application Request Form.

STRATEGIC PLAN RELATIONSHIP

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: Safe, Liveable & Family-Friendly Community

Related Goal: Support citizens in need through partnerships with area social services agencies and the use of federal, state, and regional resources.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Resolution

Respectfully submitted:

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Director of Public Affairs and IGR

Prepared by:

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