



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Community Services

CM/ DCM/ ACM: Christine Taylor

DATE: December 2, 2025

SUBJECT

Consider approval of a resolution of the City of Denton amending the Housing Tax Credit Request for Support Policy; and providing an effective date.

BACKGROUND

The Housing Tax Credit (HTC) program is one of the biggest funders of affordable rental homes. Housing Tax Credits are funded federally and administered by states. In Texas, the program is administered by the Texas Department of Housing and Community Affairs (TDHCA).

HTC applicants must request a resolution of support or no objection from the local municipality as part of the application process. The City of Denton approved a policy for considering these requests [May 8, 2018 \(ID 18-756\)](#). This Policy can be found in Exhibit 2.

On November 18, 2025, City Council received a report and gave staff direction regarding updates to the Housing Tax Credit Request for Support Policy ([ID 25-1392](#)).

DISCUSSION

Based on feedback from City Council during public hearings for resolutions of support and no objection in recent years, staff is proposing an extensive update to the HTC Policy. Proposed major updates to the Housing Tax Credit Policy include:

- **Scoring Matrix:** Establish clear, quantitative evaluation criteria with a scoring matrix (see below).
- **Consideration Procedures:** Establish procedures for staff to bring high-scoring applicants to City Council and deny low scoring applicants at the staff level.
- **Local Partnerships:** Require of any applicant receiving a property tax exemption or reduction through partnership with a non-profit entity, that entity *must* be located in the City of Denton. Any applicants receiving a tax reduction through partnership with a non-local entity would not be brought for City Council consideration.
- **Neighborhood Meeting:** Require a Neighborhood meeting be scheduled prior to submission, including requirements to market the meeting to the surrounding neighborhood.
- **Notice of Public Hearing:** Add requirements for notice of public hearing to nearby residents within 500 feet of the proposed site, as well as on the City website and paper of record. This notice will be provided by City staff, and applicants will be charged a fee to cover the cost of this service.
- **Pre-Application Meeting:** Require a Pre-Application meeting with Community Services Staff.
- **Pre-Application Conference with Development Services:** Require applicants to request a pre-application conference with Development Services staff prior to application with Community

Services. This ensures Development Services staff has an opportunity to evaluate the proposed site plan prior to City Council consideration.

Housing Tax Credit Process Moving Forward

In addition to the proposed immediate changes, staff is proposing an annual work session prior to the start of the competitive HTC season. This would offer staff a chance to provide an annual update on the status of Denton's housing affordability and receive direction on City Council's priorities for affordable housing initiatives. Staff would then only bring forward for City Council consideration developments which are aligned with City Council's current priorities.

EXHIBITS

1. Agenda Information Sheet
2. Existing HTC Policy
3. Draft Updated HTC Policy
4. Resolution

Respectfully submitted:
Jesse Kent
Director of Community Services

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