

**Minutes of a Meeting of the
Governing Body of the
City of Georgetown, Texas
Tuesday, April 10, 2019**

The Georgetown City Council met on Tuesday, April 10, 2019 at 6:00 PM at the Georgetown Public Library, at 402 W 8th Street, Georgetown, Texas for a Special Joint Meeting with the Planning and Zoning Commission, to publicly discuss the policies of the 2030 Comprehensive Plan Housing Element.

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Call to order

Mayor Pro-Tem John Hesser called the meeting to order at 6:32 pm. Councilmembers in attendance;; Anna Eby, Councilmember District 1; Valerie Nicholson, District 2; John Hesser, District 3; Kevin Pitts, Councilmember District 5; Rachael Jonrowe, Councilmember District 6. Absent were Mayor Dale Ross; Steve Fought, Councilmember District 4; and Tommy Gonzalez, Councilmember District 7.

Staff in attendance – David Morgan, Charlie McNabb, Wayne Reed, Karen Frost, Sofia Nelson, Nat Waggoner, Susan Watkins, Ethan Harwell, Andreina Davila-Quintero, Chelsea Irby and Michael Patroski.

- A. Consideration and possible action of the minutes from the January 10, 2019 joint session of the City Council and Planning and Zoning meeting – Sofia Nelson, Planning Director.

Motion by Pitts, second by Nicholson to approve the minutes of the Joint Session. Approved 5 – 0.

- B. Presentation and discussion of the 2030 Comprehensive Plan Housing Element policies – Sofia Nelson, Planning Director

Nelson and the consultant, Wendy Shabay of Freese Nichols, led the discussion and workshop. The attendees were divided into groups to discuss previously discussed, proposed policies and whether they were specific, achievable and measurable. Once each table had discussed their assigned policies, they presented their thoughts to the room. After a small break, the councilmembers and commissioners were asked to vote yes or no for each policy. The results of those deliberations for the Council are attached as a table.

Adjournment

**Motion by Eby, second by Jonrowe to adjourn the meeting. Approved 5– 0.
Hesser adjourned the meeting of the Council at 8:36 PM.**

Approved by the Georgetown City Council on _____
Date

Dale Ross, Mayor

Attest: City Secretary

Policy	Eby	Hesser	Jonrowe	Nicholson	Pitts
P1	Yes	Yes	Yes	Yes	Yes
P2	Yes	Yes	Yes	Yes	Yes
P3*	No/Red	Yes/Green	No/Red	No/Red	Yes/Green
P4	Yes	Yes	Yes	Yes	Yes
A1	Yes	Yes	Yes	Yes	Yes
A2**	Yes	Yes	Yes	Yes	Yes
A3	Yes	Yes	Yes	Yes	Yes
A4***	No/Green	No/Red	Yes/abstain	No/Green	No/Red
A5	Yes	Yes	Yes	Yes	Yes
C1	Yes	Yes	Yes	Yes	Yes
C2	Yes	Yes	Yes	Yes	Yes
C3	Yes	Yes	Yes	Yes	Yes
D1	Yes	Yes	Yes	Yes	Yes
D2	Yes	Yes	Yes	Yes	Yes
D3	Yes	Yes	Yes	Yes	Yes
D4****	No/Green	Yes/Green	Yes/Green	No/Green	No/Green

Preservation:

- P1. Preserve existing housing stock that contributes to diversity and affordability.
- P2. Preserve existing neighborhoods in targeted areas.
- P3. Support owner ability to stay in their home in neighborhoods with rapid value increases.
 * First vote was whether to delete this policy or not. Second vote was red to keep policy as-is, or green to delete the policy.
 Discussion related to gentrification and how to handle larger issue. Concerned about types of solutions, don't think it's achievable and don't know of good case study examples. May be better to focus on other policies. If I don't pay my taxes, will the city pay them? What can the city do about this? St. Paul example of solution, Strong Towns... other experts who can identify potential solutions. City programs to fund improvements to allow funds to spend on taxes. Reverse mortgage. Is the only solution city/social services? CDS housing toolkit could look for solutions. Foundation models, partnerships, increased value to fund improvements. We didn't apply affordability to the other policies. Voters support similar initiatives. Maybe coordinated housing program. Concern about modifications needed, Council to consider.
- P4. Maintain and promote neighborhood character and quality.

Affordability:

- A1. Support existing rental choices for low-income households.
- A2. Increase rental choices for workforce households. ** All voted to merge this policy with A1.
- A3. Support rental choices for senior households.

- A4. ~~Increase~~ Support homeownership choices for workforce households.
 *** Red = make more changes to policy, Green = keep as-is (support homeownership...)
 Lower values, higher density, not desirable for Georgetown. Not achievable by 2030. SC supported "increase" for workforce. UDC allows a percentage of units to be set aside in exchange for relief from code requirements. Concern about cost of development permits/design regulations, cause affordability issues. Specific to owner-occupied. This would mean MHs, tiny homes, RVs, not desired. 80% of median income, \$180k-250k home price.
 3 red, 7 green
- A5. Support community housing choices for vulnerable residents including families and individuals experiencing homelessness.

Coordinated Housing Programming:

- C1. Actively seek and build public and private partnerships to leverage resources and promote innovation.
- C2. Align housing policies with other city policies and strategic plans.
- C3. Provide opportunity for community engagement through outreach and communication.

Diversity:

- D1. Encourage and incentivize new housing and reinventions or additions to existing housing to provide a mixture of housing types, sizes and price points.
- D2. Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities across the community.
- D3. Promote development of complete neighborhoods across Georgetown.
- D4. Encourage housing options and services to allow people to thrive in Georgetown as they grow older.
 **** As-is = green, change = red 8 red, 3 green
 Not achievable, health/income/family changes that take people out of their homes as they age that aren't necessarily city-related
 Originated from Commission on Aging discussion on senior housing. Includes access to medical services, transportation, and food. Aging-in-place focus. Providing or coordinating?
 Transportation critical, split answer from Commission on providing/coordinating. City consents to developments that are 55+ and 62+, plays a role in these developments. Not sure about "provide". Encourage? Red = more revisions Green = ok as-is (encourage housing options...)