Notice of Meeting for the
Housing Advisory Board
of the City of Georgetown
January 29, 2019 at 4:00 PM
at Historic Light and Waterworks Bldg, 406 W. 8th Street Georgetown, TX 78626

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 113 East 8th Street for additional information; TTY users route through Relay Texas at 711.

Public Wishing to Address the Board

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found at the Board meeting. Clearly print your name, the letter of the item on which you wish to speak, and present it to the Staff Liaison, preferably prior to the start of the meeting. You will be called forward to speak when the Board considers that item.

On a subject not posted on the agenda: Persons may add an item to a future Board agenda by filing a written request with the Staff Liaison no later than one week prior to the Board meeting. The request must include the speaker's name and the specific topic to be addressed with sufficient information to inform the board and the public. For Board Liaison contact information, please logon to http://government.georgetown.org/category/boards-commissions/.

A  At the time of posting, no persons had signed up to speak on items not on the agenda.

Legislative Regular Agenda

B  Consideration and possible action to approve the minutes from the November 19, 2018 meeting. Karen Frost, Recording Secretary

C  Presentation and discussion on Home Repair program partnership end of year report for fiscal year 2018. Susan Watkins, AICP, Housing Coordinator.

D  Presentation and discussion on gap analysis of 2030 Housing Element update. Susan Watkins, AICP, Housing Coordinator

E  Review and evaluate 2012 Housing Element recommendations. Susan Watkins, AICP, Housing Coordinator

F  Update on the 2030 Plan Update process. Nat Waggoner, AICP, Long Range Planning Manager and Lou Snead, Board Chair

Adjournment

CERTIFICATE OF POSTING

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 113 E. 8th Street, a place readily accessible to the general public at all times,
on the _____ day of __________________, 2019, at __________, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

____________________________________
Robyn Densmore, City Secretary
SUBJECT:
Consideration and possible action to approve the minutes from the November 19, 2018 meeting. Karen Frost, Recording Secretary

ITEM SUMMARY:

FINANCIAL IMPACT:
None

SUBMITTED BY:
Karen Frost, Recording Secretary

ATTACHMENTS:

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<tr>
<td>Minutes_HAB_11.19.2018</td>
<td>Backup Material</td>
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</tbody>
</table>
Members present: Nathaniel Bonner; Nikki Brennan; Mary Calixtro; Randy Hachtel; Jennyce Hume; Bob Weimer, and Lou Snead, Chair

Members absent: Nikki Brennan;

Staff present: Susan Watkins, Housing Coordinator; Sofia Nelson, Planning Director; Nat Waggoner, AICP, Long Range Planning Manager; and Karen Frost, Recording Secretary

Public Wishing to Address the Board

A. As of the deadline, no persons were signed up to speak on items other than those posted on the agenda.

Legislative Regular Agenda

B. Consideration and possible action to approve the minutes from the October 15, 2018 meeting. Karen Frost, Recording Secretary

   Motion by Hachtel, second by Snead to approve the minutes as amended to correct a typographical error. Approved 6 – 0.

C. Presentation and discussion of existing housing diversity. Susan Watkins, AICP, Housing Coordinator

   Watkins explained the purpose and asked the question does the existing variety meet Goal #1 of the 2030 Plan and what else do you need to understand housing diversity? Balanced land use and a variety of choices are the definitions of the goal.

   Watkins then explained the 2030 Plan Themes for Quality of Life and Quality Growth. She reviewed different code definitions and mentions of housing. She explained Special Purpose Districts Policies and the option to provide a diversity of housing as a benefit to offset MUD requirements. She also reviewed housing types in the central Texas area.

   Watkins asked if these meet the goals. Weimer says he has learned that the multi-family units are booked prior to being built and that this does not meet any future needs. Hume looks at Georgetown in comparison to Austin and Williamson County and Georgetown is lacking affordable housing for renters, because of availability. She is concerned about the use of “luxury” to describe new apartments and how this does not show affordability. Weimer wants to know what the percentage of service workers (work force) who live in Georgetown is.

   Brennan states her wait list is 2 – 4 years. The concern is that the new apartments are not affordable for work force renters. Waggoner reminds the group that Economic Development
has conducted a Work Force study and offered to share that information. Staff will send a link to the board to that online report.

The Board discussed “diversity” and how to meet that need. The concern is more about the prices of these type of houses instead of the types of houses. There is not enough housing, of any type, to meet the needs of “affordable” to the lower income work force. Also rents go up even when wages do not. There are people that earn $15 an hour that are homeless.

Bonner says he wants the city to look at alternative builders and building types. Snead says a lot of the expense is the cost of land. Consider building on smaller lots. The minimum lot size now required by the city is 5500 square feet. Waggoner explains that the 2008 plan did not quantify the diversity or housing types, so staff is looking for board input, which is just one component of the equation. The board has also looked at quantity and costs.

D. Update on the 2030 Plan Update process. Nat Waggoner, AICP, Long Range Planning Manager and Lou Snead, Board Chair

Waggoner gave a report of the 2030 Plan Update Steering Committee meetings. He explained how the group is taking the information to Council. They have been looking at emerging themes and methodology. He explained the public engagement that has occurred and those results.

The majority of the people in Survey #1 lived in 78633 zip code, they lived the small town feel the most about living in Georgetown. Wolf Ranch is the most visited. When asked what should Georgetown look like in 2030, the response was to keep the small town, not Round Rock, effective public transportation, improve Williams Drive, improve traffic flow, more service to Sun City, increased green space, not Cedar Park, more affordable housing and controlled grown. What people loved most is urban design, preservation, and recreation and economic development. Biggest concerns were traffic circulation and housing/affordability. Affordable housing is a recurring theme. These themes will be taken to the Council for confirmation. Then goals will be established, this subcommittee may be working on the affordable housing goals in the next few months. Council will determine who will work on those goals and at which level.

Waggoner explains that there will not be a meeting in December and the comments from today’s meeting will be considered and taken back to the Steering Committee.

Snead also reported that he and Watkins went to a Housing Conference and there is an affordable housing issue with all five central Texas counties that were included at the conference. This is a regional issue.

E. Update from the Georgetown Housing Authority, Nikki Brennan, GHA Executive Director

The Public Housing Authority is looking at a program where subsidies and grants could be given to repair facilities. It takes your operating funds and moves it to another line, not affecting the tenant rents, but giving a possible option of moving to another property at a later date. It is cost neutral for HUD and will give more flexibility for capital improvements to the PHA. It gives options for more stable funding for the PHA. Brennan says they have applied and are going through the inspection process at this time.
Snead reports that Merritt Heritage and Live Oak complexes are under construction, also Kaia Pointe. Kaia Pointe is having an Open House on Thursday, October 29th 11 – 1, and all are invited to support this project.

**Adjournment**

Motion by Hachtel, second by Hume to adjourn. The meeting was adjourned at 5:40 pm.

___________________________  __________________________
Approved, Lou Snead, Chair    Attest, Randy Hachtel, Secretary
SUBJECT:
Presentation and discussion on Home Repair program partnership end of year report for fiscal year 2018. Susan Watkins, AICP, Housing Coordinator.

ITEM SUMMARY:
On May 22, 2018, City Council approved a partnership agreement between the City and Habitat for Humanity of Williamson County (HFHWC) to administer the City’s Home Repair Program. The agreement was for the remainder of FY2018 in the amount of $24,000.

During the time period between approval of the agreement and September 30, 2018, HFHWC completed six projects (one had significant expenses) assisting six families, a total of 9 people, with 148 volunteer hours completed by 12 volunteers overseen by the HFHWC Construction Coordinator. Some items were sub-contracted if needed to be completed by a licensed professional.

- Project activities included (not all on each house):
  - Replaced siding
  - Plumbing issues – fixed leaks, replaced faucets, replaced toilets, installed walk in shower
  - Replaced flooring – kitchen and bathrooms
  - Replaced Window
  - Replaced gas shut off valve
  - Electrical issues – fixed/replaced light fixtures
  - Replaced broken stove (whirlpool in-kind)
  - Roofing – replaced shingles/replaced roof
  - HVAC – repaired/replaced
  - Repaired entry steps
  - Repaired sheetrock
  - Replaced/fixed doors

HFHWC successfully met the following program goals:
- Provide home repairs to homeowners with limited resources
- Safety
- Accessibility

An agreement between the City of Georgetown and HFHWC for FY2019 allocating $25,000 to the Home Repair program was approved by City Council on November 13, 2018.

FINANCIAL IMPACT:
None.

SUBMITTED BY:
Susan Watkins, AICP, Housing Coordinator

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Home Repair Program Partnership Agreement with Habitat for Humanity

January 29, 2019
Purpose of the presentation

• Review FY18 progress
FY18 Habitat Repairs for Home Repair Program

• For the $24,000 HFHWC completed:
  – 6 projects (1 had significant expenses)
  – 148 volunteer hours completed by 12 volunteers overseen by the HFHWC Construction Coordinator
  – Some items were sub-contracted if needed to be completed by a licensed professional
FY18 Activities

- Replaced siding
- Plumbing issues – fixed leaks, replaced faucets, replaced toilets, installed walk in shower
- Replaced flooring – kitchen and bathrooms
- Replaced Window
- Replaced gas shut off valve
- Electrical issues – fixed/replaced light fixtures
- Replaced broken stove (whirlpool in-kind)
- Roofing – replaced shingles/replaced roof
- HVAC – repaired/replaced
- Repaired entry steps
- Repaired sheetrock
- Replaced/fixed doors
Rotten window frame

Replaced window & siding
Missing siding

Replaced siding before new paint
Rotted cabinet and leaky pipe

Cabinet base replaced and pipe fixed
Rotting porch

Repaired porch
Solid step system before paint and repaired A/C unit
FY19 Budget

• $25,000
  – Home Repair Program allocation within the Planning Department budget
  – Allowance of 10% to be used for volunteer insurance
SUBJECT:
Presentation and discussion on gap analysis of 2030 Housing Element update. Susan Watkins, AICP, Housing Coordinator

ITEM SUMMARY:
The Board will review a gap analysis based on local housing supply and regional demand included in the Affordability Analysis which the Board reviewed in October 2018. The purpose of the gap analysis is to determine if the local supply of housing is meeting the regional demand for housing based on several factors, primarily area median income.

Staff is seeking concurrence from the Board on the methodology of determining the gap. The findings of the gap analysis will be presented to the City Council on February 26th for further direction on the establishment of policies for the Housing Element.

FINANCIAL IMPACT:
None.

SUBMITTED BY:
Susan Watkins, AICP, Housing Coordinator

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<td>Exhibit 1- Presentation</td>
<td>Exhibit</td>
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</table>
• Challenge: Demonstrate current and projected housing needs.
• Outcome: Vet (agreement) on method to determine gap so that Council can set priorities.
FEEDBACK WE ARE SEEKING

• Do you understand the needs assessment methodology?
• Is any data missing?
AGENDA

• Part 1 - Recap
• Part 2 - Gap Analysis
• Part 3 - Next Steps
PART 1
Review and briefly recap previous meetings
Council directed the completion of:

1. Housing Element Update (Element)
2. Housing Feasibility Study (Toolkit)

Desire to evaluate housing needs in 3 parts:
- Senior (range of housing)
- Workforce
- Low Income
1. State of Housing
   ✓ Housing Inventory (existing)
   ✓ Subarea Profiles
   ✓ Affordability Analysis

2. Public Input

3. Gap Analysis

4. Recommendations/goals
Define the housing situation in Georgetown

Establish goals & recommendations
STEERING COMMITTEE MEETINGS RECAP

- Demographics/population
- Factor of demand

- Employment trends, initiatives
- Factors of demand

- Quantity (Diversity)
- Factors of supply

- Quality (Choice)
- Factors of supply
SC #5 KEY FINDINGS RECAP

**Rental Demand**
- Housing is an economic development issue
- Surprised by high renter cost burden
- Surprised Georgetown AMI is lower than WilCo
- Surprised that there are a significant amount of more renters are cost burdened than owners.
- The data suggests there is a segment of the population for whom Georgetown is unaffordable

**For Sale Demand**
- Do Sun City numbers skew planning area numbers?
- Lower income is more cost burdened.
- Surprised that anyone under $20K could own a home
- Not enough houses for $50K incomes
- When looking at regular employment you can’t afford the job
- Income does not equal ownership

**Rental Supply**
- Send to Council: Georgetown needs more 2 plex, 4 plex
- Used to be no more than 20% class A, we have 40% because of cost to build
- Lower rents for single family than expected
- Duplexes = affordability
- Surprising that more subsidized units than Class B

**For Sale Supply**
- Surprised nothing under $399K west of I-35
- Townhouses/condos play a role in the market
- Density is the answer
- # of units under $275K in next 12-18 months, making some progress
- Surprised to know wages not growing as fast as housing costs increase
- 2008-2018 Wages not growing as fast as housing costs increase UDC, increase cost
Focus on housing and affordability.

1. Rising housing prices have aided in creating a high cost of living, increasing to the point where many residents feel as though they might not be able to live in Georgetown in the near future.

2. There is not enough variety of housing types within the City. For example, developments could be permitted in more areas of the City.

3. Many residents suggested the use of incentives to help create a more affordable community.

4. Some participants expressed concern regarding the provision of low-income housing and preferred to focus on middle-income housing.
Housing specific goal:

• Ensure access to diverse housing options and preserve existing neighborhoods, for residents of all ages, backgrounds and income levels.
PART 2

Current and projected gap analysis
POPULATION GROWTH FORECAST BY COUNTY (2010-2050)

FUTURE HOUSING UNITS NEEDED, 2030

173,125 \times 55\% = 95,738

2016 # Households \quad 2030 WilCo Population \quad New housing units needed by 2030
(Williamson County) \quad \% \text{ change (est.)} \quad \text{for estimated population growth}

Source: Texas State Data Center, ACS 2016 1 Year Estimate
34,182 \times 55\% = 18,903

2016 # Households (Planning Area) \quad 2030 WilCo Population % change (est.) \quad \text{New housing units needed by 2030 for estimated population growth}

Source: Texas State Data Center, ACS 2016 1 Year Estimate
### FUTURE HOUSING UNITS NEEDED, 2030

<table>
<thead>
<tr>
<th>Income range</th>
<th>Percent of households by range*</th>
<th># new housing units needed</th>
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</thead>
<tbody>
<tr>
<td>Less than $25,000</td>
<td>11%</td>
<td>2,105</td>
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<tr>
<td>Between $25,000-$49,999</td>
<td>19%</td>
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<td>$50,000 to $74,999</td>
<td>17%</td>
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<td>$75,000 and up</td>
<td>54%</td>
<td>10,138</td>
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<td><strong>Total</strong></td>
<td></td>
<td><strong>18,903</strong></td>
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</tbody>
</table>

Source: Nielsen/Claritas 2018 via Pcensus
FUTURE HOUSING UNITS NEEDED, 2030

Planning Area, 18,903 units

Household Income Range

- Less than $25,000: 2,105 (11%)
- Between $25,000-$49,999: 3,500 (18%)
- $50,000 to $74,999: 3,160 (17%)
- $75,000 and up: 10,138 (54%)

Source: Nielsen/Claritas 2018 via Pcensus
FUTURE HOUSING UNITS NEEDED, 2030

\[ 25,235 \times 55\% = 13,955 \]

2016 # Households x 2030 WilCo Population = New housing units needed by 2030
(City of Georgetown) % change (est.) for estimated population growth

Source: Texas State Data Center, 2016 ACS 1 Year Estimate
## FUTURE HOUSING UNITS NEEDED, 2030

<table>
<thead>
<tr>
<th>Income range</th>
<th>Percent of households by range*</th>
<th># new housing units needed</th>
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<td>Between $25,000-$49,999</td>
<td>22%</td>
<td>3,053</td>
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<td>$50,000 to $74,999</td>
<td>20%</td>
<td>2,772</td>
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<tr>
<td>$75,000 and up</td>
<td>46%</td>
<td>6,432</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>13,955</strong></td>
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Source: Texas State Data Center, 2016 ACS 1 Year Estimate
FUTURE HOUSING UNITS NEEDED, 2030

City of Georgetown, 13,955 units

Household Income Range

- Less than $25,000: 1,699 (12%)
- $25,000 to $49,999: 3,053 (22%)
- $50,000 to $74,999: 2,772 (20%)
- Over $75,000: 6,432 (46%)

Source: Texas State Data Center, 2016 ACS 1 Year Estimate
## CURRENT RENTAL COST BURDEN

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<th>Income Range</th>
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<th>Supply</th>
<th>Gap Wilco</th>
<th>Gap Georgetown</th>
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Source: ACS 2016 1 year estimate, CDS 2018 City of Georgetown Housing Inventory
FEEDBACK WE ARE SEEKING

• Do you understand the needs assessment methodology?
• Is any data missing?
PART 3

Next steps
NEXT STEPS

• 2/26 Council workshop to review State of Housing and set priorities and definitions of low income, workforce, senior

• 3/7 Steering Committee to review 2012 Housing Element recommendations evaluation from HAB

• 4/11 Joint Session with City Council and Planning & Zoning Commission to discuss housing policies
SUBJECT:
Review and evaluate 2012 Housing Element recommendations. Susan Watkins, AICP, Housing Coordinator

ITEM SUMMARY:

Background
The City Council and the Planning and Zoning Commission met Jan. 10 to update the City’s 2030 Comprehensive Plan land use goals. These revised goals will guide the City’s future development. The 2030 Comprehensive Plan Steering Committee will meet Feb. 7 to review and confirm the goals and City Council is expected to confirm the goals during its Feb. 26 meeting.

Based on public input, Steering Committee recommendation and Council direction, a housing specific goal was developed:

- Ensure access to diverse housing options and preserve existing neighborhoods, for residents of all ages, backgrounds and income levels.

The Board will review and evaluate the 2012 Housing Element recommendations (policies) to determine consistency with the newly drafted housing goal. Following the review and evaluation of the 2012 Housing Element recommendations (policies), the Board will develop a recommendation to the Steering Committee for housing policy development.

The 2012 Housing Element recommendations are below:

1. Develop a program through which workforce housing developers can receive incentives to provide new units.

2. Determine suitable multifamily zoning locations with sufficient services and land use compatibility for an appropriate mix of housing variety within the city.

3. Continue the Housing Diversity density incentives for new residential construction.

4. Prioritize the use of HUD CDBG funds for affordable housing.

5. Strengthen home buyer counseling and support services.

6. Seek out County CDBG funds and State HOME funds in support of affordable housing initiatives; subcontract with local nonprofits to implement projects.

7. Identify revitalization areas for concentrated investment.

FINANCIAL IMPACT:
None.

**SUBMITTED BY:**
Susan Watkins, AICP, Housing Coordinator

**ATTACHMENTS:**

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PURPOSE

• Challenge Question 1: Do the recommendations of the 2012 Housing Element support the updated 2030 Goal for Housing (Affordability, Preservation, Diversity)?

• Challenge Question 2: Are the 2012 recommendations Specific, Measurable, Achievable, Realistic and Timely?

• Outcome We are Seeking: Provide recommendations to 2030 Steering Committee for housing policy formation.
FEEDBACK WE ARE SEEKING

• Do 2012 Recommendations sufficiently address the components of the updated 2030 Goal for Housing:
  • Affordability
  • Preservation
  • Diversity

• Are 2012 Recommendations SMART?
AGENDA

• Part 1- Review direction of City Council for the Housing Element.
• Part 2- Evaluation of each recommendation.
• Part 3- Recommendation to Steering Committee.
PART 1

Review direction of City Council for the Housing Element
Council directed the completion of:

1. Housing Element Update (Element)
2. Housing Feasibility Study (Toolkit)

Desire to evaluate housing needs in 3 parts:
- Senior (range of housing)
- Workforce
- Low Income
Define the housing situation in Georgetown

Establish goals & recommendations
1. Rising housing prices have aided in creating a high cost of living, increasing to the point where many residents feel as though they might not be able to live in Georgetown in the near future.

2. There is not enough variety of housing types within the City. For example, developments could be permitted in more areas of the City.

3. Many residents suggested the use of incentives to help create a more affordable community.

4. Some participants expressed concern regarding the provision of low-income housing and preferred to focus on middle-income housing.
• Ensure *access* to *diverse* housing options and *preserve* existing neighborhoods, for residents of all ages, backgrounds and income levels.
1. Goal - Statements of community aspirations for achieving the vision. They are implemented through public programs, investments, and initiatives

Goal 6
Ensure access to diverse housing options and preserve existing neighborhoods, for residents of all ages, backgrounds and income levels

1.A. Policy - The specification of principles guiding public and private actions to achieve the goals and objectives presented in the plan.

Policies and Actions
Encourage a balanced mix of residential, commercial, and employment uses at varying densities and intensities, to reflect a gradual transition from urban to suburban to rural development.

1.A.1 Action - The implementation section of the plan identifies commitments to carry out the plan, including actions, timeframes, responsibilities, funding sources, and provisions for plan monitoring and updating

1. Adjust zoning provisions to provide greater flexibility for mixed-uses, multiple housing types, compact development, and redevelopment.
• Demographic profile of Georgetown residents
  • population trends, income, housing value and sales data

• Existing and projected demand for affordable housing
  • Deficit identified through comparison of affordable housing demand and supply

• Policy recommendations
  • 7 adopted, 3 partially completed
1. Develop a program through which workforce housing developers can receive incentives to provide new units.
   ✓ The UDC was amended to add Workforce Housing.
     • Program and marketing structures not developed.

2. Determine suitable multifamily zoning locations with sufficient services and land use compatibility for an appropriate mix of housing variety within the city.
   ✓ A map was developed by the HAB, but not adopted by Council.

3. Continue the Housing Diversity density incentives for new residential construction.
   ✓ Housing Diversity is an option included in Section 6. of the UDC.
4. Prioritize the use of HUD CDBG funds for affordable housing.
   • Deferred entitlement status, application through WilCo

5. Strengthen home buyer counseling and support services.
   • Incomplete

6. (a) Seek out County CDBG funds and State HOME funds in support of affordable housing initiatives; (b) subcontract with local nonprofits to implement projects.
   ✓ (a) 2013 wastewater line for Georgetown Project’s NEST Homeless Teen Center
   ✓ (b) Subcontract in place with Habitat for Humanity (WilCo)

7. Identify revitalization areas for concentrated investment.
   • Incomplete
I. Introduction
   • Vision
   • Themes
   • 2030 Plan Update goals

II. State of Housing
   • Inventory
   • Subareas - Existing neighborhoods
   • Diversity
   • Employment data
   • Demand & Supply
   • Needs/gaps
     - Affordability
     - Diversity
     - Preservation

III. Public input

IV. Policies
   • Affordability
   • Diversity
   • Preservation
Options for housing:

- Low-income
- Workforce
- Senior
• Protect existing neighborhoods and long time residents
• Home repair
DIVERSITY

• Housing product options
• Density
• Multi-family balance
PART 2

Briefly review the existing 2030 Plan Housing Element
2012 HOUSING RECOMMENDATION

• Is recommendation SMART?
  • *Specific*. Is it focused?
  • *Measurable*. Will we be able to determine when the goal has been accomplished?
  • *Achievable*. Is the goal realistic to achieve by 2030?
  • *Relevant*. Does the goal reflect the vision statement and public input themes?
  • *Time-bound*. Will we be able to set a timeframe for accomplishing the goal?

• Does recommendation align with 2030 Plan Update goal?
  • Reflect public input and council direction

• Does recommendation fall into one of the following categories?
  • Affordability
  • Preservation
  • Diversity
1. Develop a program through which workforce housing developers can receive incentives to provide new units.
2. Determine suitable multifamily zoning locations with sufficient services and land use compatibility for an appropriate mix of housing variety within the city.
3. Continue the Housing Diversity density incentives for new residential construction.
4. Prioritize the use of HUD CDBG funds for affordable housing.
5. Strengthen home buyer counseling and support services.
6. (a) Seek out County CDBG funds and State HOME funds in support of affordable housing initiatives; (b) subcontract with local nonprofits to implement projects.
7. Identify revitalization areas for concentrated investment.
## RESULTS OF ACTIVITY 1 - PRESENCE

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<tr>
<th>2012 Recommendation Comparison</th>
<th>Affordability (Y/N)</th>
<th>Preservation (Y/N)</th>
<th>Diversity (Y/N)</th>
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<td>1.</td>
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## RESULTS OF ACTIVITY 2 - SMART

<table>
<thead>
<tr>
<th>2030 Housing Component</th>
<th>Specific (Y/N)</th>
<th>Measurable (Y/N)</th>
<th>Achievable (Y/N)</th>
<th>Relevant (Y/N)</th>
<th>Timely (Y/N)</th>
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<tbody>
<tr>
<td>Affordability</td>
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PART 3

Recommendation to Steering Committee
<table>
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<tr>
<th>2012 Recommendation</th>
<th>Affordability Preservation Diversity</th>
<th>SMART</th>
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<tr>
<td>1. Develop a program through which workforce housing developers can receive incentives to provide new units.</td>
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<td>2. Determine suitable multifamily zoning locations with sufficient services and land use compatibility for an appropriate mix of housing variety within the city.</td>
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<td>3. Continue the Housing Diversity density incentives for new residential construction.</td>
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<td>4. Prioritize the use of HUD CDBG funds for affordable housing</td>
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<td>5. Strengthen home buyer counseling and support services.</td>
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<td>6. (a) Seek out County CDBG funds and State HOME funds in support of affordable housing initiatives; (b) subcontract with local nonprofits to implement projects.</td>
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<td>7. Identify revitalization areas for concentrated investment.</td>
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</table>
SUBJECT:
Update on the 2030 Plan Update process. Nat Waggoner, AICP, Long Range Planning Manager and Lou Snead, Board Chair

ITEM SUMMARY:
Staff will brief board members on the recent and upcoming activities related to the comprehensive plan update.

FINANCIAL IMPACT:
None at this time.

SUBMITTED BY:
Susan Watkins, AICP, Housing Coordinator