

**Notice of Meeting for the
Housing Advisory Board
of the City of Georgetown
July 15, 2019 at 3:30 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 808 Martin Luther King Jr. Street, Georgetown, TX 78626 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 June 24, 2019 meeting. - Mirna Garcia, Management Analyst
- C Update and discussion on proposed housing policies for the 2030 Housing Element Update. Susan Watkins, Housing Coordinator
- D Presentation and discussion on development of the Housing Toolkit. Susan Watkins, AICP, Housing Coordinator and Nat Waggoner, Long Range Planning Manager

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, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of _____, 2019, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

City of Georgetown, Texas
Housing Advisory Board
July 15, 2019

SUBJECT:

Consideration and possible action to approve the minutes from the June 24, 2019 meeting. - Mirna Garcia, Management Analyst

ITEM SUMMARY:

FINANCIAL IMPACT:

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SUBMITTED BY:

Mirna Garcia, Management Analyst

ATTACHMENTS:

Description	Type
 Attachment 1 - Meeting minutes	Backup Material

City of Georgetown, Texas
Housing Advisory Board
Minutes
June 24, 2019, at 3:30 p.m.
Historic Light and Waterworks Building, 406 W. 8th Street
Georgetown, Texas 78626

Members present: Bob Weimer; Lou Snead, Chair; Mary Calixtro; Randy Hachtel, Nikki Brennan

Members absent: Nathaniel Bonner; Jeannyce Hume

Staff present: Susan Watkins, Housing Coordinator; Mirna Garcia, Management Analyst; Patrick Lloyd, Community Resource Coordinator; Nat Waggoner, Long Range Planning Manager

Chair Snead called the meeting to order at 3:37pm.

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 April 29, 2019 meeting. – Susan Watkins, AICP, Housing Coordinator**

Motion by Hachtel, second by Weimer to approve the minutes as presented. Approved common consent.

- C. **Discussion on existing conditions of homelessness in Georgetown. – Patrick Lloyd, Community Resources Coordinator**

Lloyd provided the Board an overview of his role at the Georgetown Public Library. He shared data collected by the library on patron needs including emergency housing and affordable housing needs. Lloyd provided further detail as to library social work, and explained the assistance provided by staff outside the traditional scope of what library staff do. Data collected from 2017 to date indicates the top social service needs of patrons are financial assistance, emergency housing, other (transportation, education, grief/loss support, elder adult resources), mental health, and affordable housing. Lloyd provided interviewee data and indicated that no other City of Georgetown department is currently tracking social service/homelessness data.

There was discussion among Board members regarding organizations that provide assistance, and further discussion about the top issues identified by tracking patron needs. There are issues with transportation, because many patrons live outside the city center, and the bus system does not travel far outside the city center. It is also inconvenient for patrons to use the bus because many are older adults who are not able to walk long distances to the closest bus stop/drop off.

Board members had several questions regarding the number of interviewees, referrals provided to patrons, and responses from other organizations that may be able to provide assistance to patrons.

Chair Snead commented on the significance of capturing an accurate count of the homeless population to better address the issue. There was discussion between Weimer and Brennan about seeking volunteers to conduct a point-in-time count.

D. Discussion on rental housing education. – Chuck Collins, Interim Executive Director, Southeast Georgetown Community Council

Collins provided the Board an overview of rental housing education including tenant rights and landlord relations. Collins is working with an attorney who is a former landlord and is providing training to tenants about their rights and issues to be aware of. The attorney wants to create a tenant council made up of lawyers or law students, to provide information and assistance to tenants. Collins indicated a language barrier for Spanish speaking tenants and lack of material in Spanish language available. Collins provided information about the meetings, which will be held at local churches to ensure a safe space.

E. Presentation and discussion of Williamson County's 2019-2023 Consolidated Plan priorities and eligible activities for the 2020 application cycle. – Susan Watkins, AICP, Housing Coordinator

Staff presentation and report provided by Watkins. Watkins reviewed the priorities outlined in the 2019-2023 Consolidated Plan. The listed funding priorities are: increase access to affordable housing, decrease homelessness, public facilities and infrastructure improvements, public services, affirmatively further fair housing choice, planning and administration. Land acquisition is an eligible activity for CDBG funding. CDBG funding can purchase land and pay for infrastructure but cannot be used to build the structure.

Chair Snead had questions related to funding, zoning, and if staff has a list of undeveloped property areas. Waggoner provided clarification and indicated that there may not be a list but staff can research and compile information for the next meeting.

F. Review of 2019 HAB Work Plan. – Susan Watkins, AICP, Housing Coordinator

Watkins provided the Board a draft schedule for the remainder of the year's activities. Watkins also explained City Council's workshop on Tuesday June 25. The schedule: July – Housing Toolkit Schedule, overview of range of tools for confirmed policies from policy guide; August – review tools for confirmed housing policies, growth scenarios; September – Review Draft Housing Element; October – Review Draft Housing Toolkit; November – Land Use and Implementation, Home Repair EOY Review.

Watkins also informed the Board of Tuesday's City Council meeting, where recommendations from the Steering Committee policies will be reviewed and housing policies confirmed.

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

Waggoner provided an overview to the Board on the recent and upcoming activities related to the comprehensive plan update. The Steering Committee voted to recommend several housing policies at the June 17th meeting, which will be discussed at the June 25th City Council meeting. The Steering Committee will review land use element policies at the next meetings. Waggoner also reviewed the Gateway Overlay Districts map with the Board and went over the steps to update the Land Use Element. There is an upcoming Joint Session meeting where a draft FLU map will be presented with land use scenarios; Public Meeting #2 is scheduled, where staff will present work to date, housing, scenarios, Gateways and the Williams Drive Subarea Plan.

Adjournment

Motion to adjourn by Weimer, second by Brennan. Meeting adjourned at 5pm.

Approved, Lou Snead, Chair

Attest, Randy Hachtel, Secretary

City of Georgetown, Texas
Housing Advisory Board
July 15, 2019

SUBJECT:

Update and discussion on proposed housing policies for the 2030 Housing Element Update. Susan Watkins, Housing Coordinator

ITEM SUMMARY:

The board will be given an update on the direction from Council at the July 9, 2019 workshop on the proposed housing policies for the update of the Housing Element as part of the 2030 Comprehensive Plan Update. The board will discuss the items council asked to revise.

FINANCIAL IMPACT:

None at this time.

SUBMITTED BY:

Susan Watkins, AICP, Housing Coordinator

ATTACHMENTS:

Description	Type
 Attachment 1 - Presentation	Presentation



JULY 9, 2019 COUNCIL WORKSHOP

- Considered each housing policy by council member

COUNCIL DIRECTION ON HOUSING POLICIES

Policy #	Policy	Direction
C1	Actively seek and build public and private partnerships to leverage resources and promote innovation.	100% agree
C2	Align housing goals with other city policies and strategic plans.	100% agree
C3	Provide opportunity for stakeholder community engagement through outreach and communication.	100% agree

COUNCIL DIRECTION ON HOUSING POLICIES

Policy #	Policy	Direction
P1	Preserve existing housing stock that contributes to diversity and affordability.	100% agree
P2	Preserve existing neighborhoods in targeted areas.	85% agree
P3	Support owner ability to stay in their home in neighborhoods with rapid value increases.	Needs modification
P4	Maintain and promote neighborhood character and quality.	100% agree

COUNCIL DIRECTION ON HOUSING POLICIES

Policy #	Policy	Direction
D1	Encourage and incentivize new housing and reinventions or additions to existing housing to provide a mixture of housing types, sizes and price points.	100% agree
D2	Ensure land use designations and other policies allow for and encourage a mixture housing types and densities across the community.	100% agree
D3	Promote development of complete neighborhoods across Georgetown.	Move to land use
D4	Encourage housing options and services to allow people to thrive in Georgetown as they grow older.	Needs modification

COUNCIL DIRECTION ON HOUSING POLICIES

Policy #	Policy	Direction
A1	Support and increase rental choices for low-income and workforce households unless they are substandard.	Needs modification
A2	Support rental choices for senior households.	85% agree
A3	Increase homeownership choices for workforce households.	71% agree
A4	Support community housing choices for vulnerable residents including families and individuals experiencing homelessness.	Needs modification

WORKFORCE DEFINITION

- Council comments
- Police/Fire data
- UDC/2012 HE
- Housing Technical Memo (AMI/Households)

SUBSTANDARD DEFINITION

- *Support and increase rental choices for low-income and workforce households unless they are substandard.*
- Council comments
 - Jonrowe clarification – idea that we are not going to preserve substandard housing for residents. Change from “they” to “the housing is”
 - Pitts – tiny homes?

INCREASE DEFINITION

- To add to existing housing options

AFFORDABILITY POLICY RECOMMENDATION

Affordability		Vote	Findings	Comments
A4	Support community housing choices for vulnerable residents including families and individuals experiencing homelessness.	<ul style="list-style-type: none">• 5 green• 1 yellow• 4 red	<ul style="list-style-type: none">• 50% of the steering committee members recommended keeping the policy as written,• 40% recommended elimination of the policy	Comments shared included: <ul style="list-style-type: none">• Recommendation to build partnerships with city non-profits rather than taking a lead on efforts to implement this policy• Concern was expressed if this policy through implementation will increase the population of vulnerable residents.

Options for Consideration:

- Option 1 – Retain policy as currently drafted
- Option 2- Consider adding more detail on the level of support – (i.e. Support community partners in their creation of housing options for vulnerable residents....)
- Option 3- Remove policy

A4

Council comments:

- Vulnerable residents includes spectrum of homelessness, tough issue to tackle
- Belongs in Strategic Partnership for Community Services
- More definition on community housing choices

PRESERVATION POLICY RECOMMENDATION

Preservation		Vote	Findings	Comments
P2	Preserve existing neighborhoods in targeted areas.	<ul style="list-style-type: none">• 7 green• 4 yellow• 0 yellow	<ul style="list-style-type: none">• 64% of steering committee members recommended keeping the keep policy as written.	<ul style="list-style-type: none">• Care should be taken when examining transition zones so that we do not limit property development and property rights.

P2

- Council comments:
 - Definition for how these neighborhoods would be selected
 - Concern about limiting homeowners' ability to sell at particular price point

PRESERVATION POLICY RECOMMENDATION

Preservation		Vote	Findings	Comments
P3	Support owner ability to stay in their home in neighborhoods with rapid value increases.	<ul style="list-style-type: none">• 4 green• 6 yellow• 1 red	<ul style="list-style-type: none">• 55% of steering committee members recommended support for the policy idea, but felt modifications are needed	<ul style="list-style-type: none">• Members expressed concern that implementing the policy would be difficult.• Members expressed the word “support” was too vague in this policy.

Options for Consideration:

- Option 1- Keep policy as drafted
- Option 2- Edit to include additional detail to specify support
- Option 3- Remove policy

P3

- Council comments
 - Generally in favor but needs modification, more specificity maybe
 - Concern about limiting homeowners' ability to sell at particular price point
 - Tools and additional detail for council review

DIVERSITY POLICY RECOMMENDATION

Diversity		Vote	Findings	Comments
D4	Encourage housing options and services to allow people to thrive in Georgetown as they grow older.	<ul style="list-style-type: none">• 3 green• 6 yellow• 2 red	Approximately 55% of steering committee members recommended support for the policy idea, but felt modifications are needed.	<ul style="list-style-type: none">• Committee members expressed concern that we were doing well in terms of providing senior housing.• However the issue of aging in place was a service issue and therefore not a housing issue.

Options for Consideration:

- Option 1- Keep policy as drafted
- Option 2- Amend policy to reflect the priority of providing services within close proximity to improve ability to age in place
- Option 3- Remove policy

D4

- Council comments
 - General support, need for amendment to focus on services not housing
 - Wordsmith and bring back to council

NEXT STEPS

- **Summer:**

- ✓ 7/9 Council Workshop – Housing policies
- 7/23 Council Workshop – return to Council
- Housing Element draft
- Steering Committee – Land use policies
- Joint Meeting – Present draft FLU map with land use scenarios
- Public Meeting #2 – Present work to date, housing, scenarios, Gateways, and Williams Drive Subarea
- City Council – Final direction on Land Use Element

City of Georgetown, Texas
Housing Advisory Board
July 15, 2019

SUBJECT:

Presentation and discussion on development of the Housing Toolkit. Susan Watkins, AICP, Housing Coordinator and Nat Waggoner, Long Range Planning Manager

ITEM SUMMARY:

The board will review and discuss the development of the Housing Toolkit including a potential method for evaluating tools and the potential tools for the proposed policies to address affordability and preservation. Attached is the housing policy guide provided to the 2030 Plan Steering Committee and City Council that provides a list of potential tools for each proposed housing policy.

FINANCIAL IMPACT:

None at this time.

SUBMITTED BY:

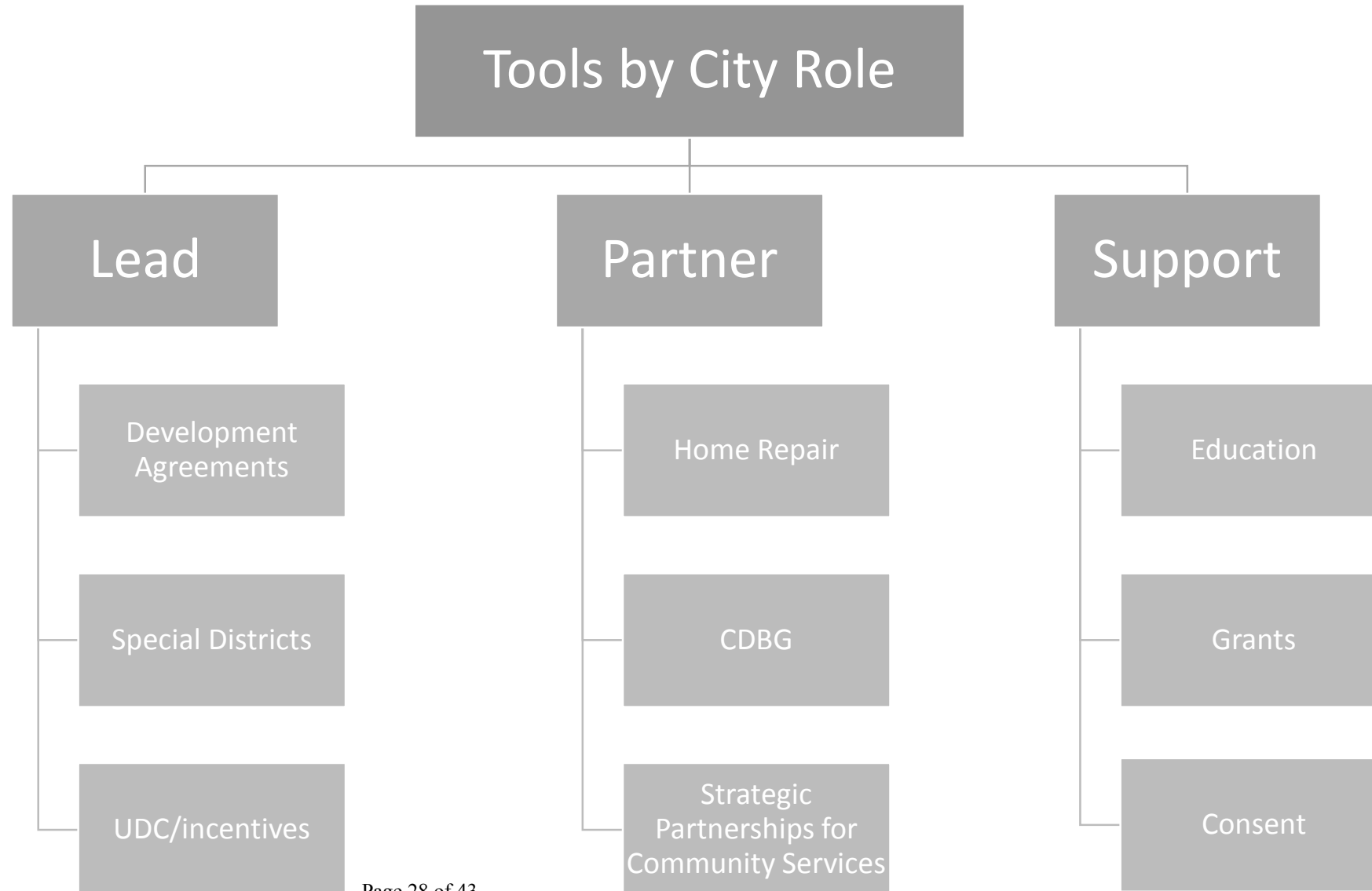
Susan Watkins, AICP, Housing Coordinator

ATTACHMENTS:

Description		Type
<input type="checkbox"/>	Attachment 1 - Presentation	Presentation
<input type="checkbox"/>	Draft Housing Policy Guide	Backup Material



IMPLEMENTATION TOOLS



POSSIBLE TOOL EVALUATION

- Level of impact
- Speed to implement
- Cost to implement
- Community readiness

POSSIBLE TOOL EVALUATION

HOUSING PRODUCTION						
POTENTIAL SOLUTION	IMPACT	SPEED TO IMPLEMENT	COST	COMMUNITY READINESS	NOTES	SCORE
City Land/Land Trust						
Utilize parking lots as leverage for development, as a way the City can support affordable housing development	1 4 7	1 4 7	1 4 7	1 4 7		10
Consolidate parking in structures to provide increased opportunities for housing at adjacent sites or surrounding properties	1 4 7	1 4 7	1 4 7	1 4 7		19
Identify potential City-owned parcels that could be used for housing development and set up a process to identify qualified, experienced developers to build affordable housing on these sites	1 4 7	1 4 7	1 4 7	1 4 7	Already done.	25 (DONE)
Impact and Development Fees						
Poll community on interest in housing-related tax measures	1 4 7	1 4 7	1 4 7	1 4 7	Done	DONE
Place an affordable housing funding measure on the ballot for a community vote	1 4 7	1 4 7	1 4 7	1 4 7	Done	28 (DONE)
Continue to improve efficiency of development review	1 4 7	1 4 7	1 4 7	1 4 7		22
Periodically update nexus studies to ensure appropriate impact fee values	1 4 7	1 4 7	1 4 7	1 4 7	May increase fees	19
Evaluate the effectiveness of the County's affordable housing impact fees, and its effect on development, and explore feasibility and impact of implementation of an affordable housing impact fee in the City	1 4 7	1 4 7	1 4 7	1 4 7		16
Inclusionary						

A1

Possible Tools (* indicates current tool)	Outcome	Role
<ul style="list-style-type: none">• Support GHA programs (landlord outreach and education to accept vouchers to maximize available units, CDBG funds, energy efficiency upgrades through GUS)• Support LIHTC development that meet City defined process• Define metrics for affordability goals• Affordability term extensions for existing tax credits	<p>Maintain rental housing stock available to low-income households.</p> <p>Greater rental housing choice for workers.</p>	Support or partner

A2

Possible Tools (* indicates current tool)	Outcome	Role
<ul style="list-style-type: none">• Define metrics for affordability goals• Support GHA programs• Support LIHTC development	Maintain available age and income restricted units. Rental choices for seniors who need them.	Support or partner

A3

Possible Tools (* indicates current tool)	Outcome	Role
<ul style="list-style-type: none">• Land trust• Down payment assistance	Have workforce housing units as an incentive tool available for negotiation opportunities. Greater owner housing choice for workers.	Lead

A4

Possible Tools (* indicates current tool)	Outcome	Role
<ul style="list-style-type: none">• Health and Human services element in the Comprehensive Plan as required by City Charter• Needs assessment• County point in time count	Acknowledge and define community housing need for vulnerable residents.	Support or partner

P1

Possible Tools (* indicates current tool)	Outcome	Role
<ul style="list-style-type: none"> • Multi-Family/home rehabilitation for small scale multi-family, quad and duplexes. • Multi-Family energy efficiency rebate and incentive programs • Support GHA's maintenance of units/infrastructure. • Affordability term extensions for existing tax credits - support property owners with renovations that use Low Income Housing Tax Credit. 	Protect existing affordable housing stock/prevent loss of naturally occurring affordable housing (NOAH). Existing units remain available to residents.	Partner or Support

P2

Possible Tools (* indicates current tool)	Outcome	Role
<ul style="list-style-type: none">• Defined set of criteria to identify areas to target (ex: using data of age of units or percentage of renters)• Small area, neighborhood plans	Enable P&Z and Council to protect targeted neighborhoods. Particular aging neighborhoods may need special protections as redevelopment occurs.	Lead

P3

Possible Tools (* indicates current tool)	Outcome	Role
<ul style="list-style-type: none"> • Home Rehabilitation* • Utility billing assistance* • Homestead exemption education • Partnerships with non-profits that assist existing home owners with maintenance • Property tax abatement for reinvestment areas for homeowners meeting specific criteria • Neighborhood Empowerment Zones 	Support homeowners experiencing property value increase due to development in established neighborhoods to preserve homeownership.	Partner or Support

P4

Possible Tools (* indicates current tool)	Outcome	Role
<ul style="list-style-type: none"> • CDBG for capital improvements (lighting, sidewalks)* • Neighborhood traffic management program, street maintenance* • Home repair for homeowners* • Promote neighborhood capacity (vitality, services) building - HOA training/education • Partner with banks to meet Community Reinvestment Act requirements • Education/outreach. Neighborhood registration program* • Identify opportunities for small area plans • Neighborhood cleanup day • Urban park programs for infill 	Ensure neighborhoods are maintained and valued. Neighborhood viability/maintenance/enhancement	Partner or Support

SCOPE AND TENTATIVE TIMELINE

- July/August – Technical work with consultants including tool research, analysis and feasibility
- September – Public process with Steering Committee and public meeting
- October – Toolkit draft

Draft Housing Policy Guide

	Policy	Public Input	Technical Studies	Possible Tools (* indicates current tool)	Specific example	Intent/ Council Direction	Outcome	Role
	Preservation							
P1	Preserve existing housing stock that contributes to diversity and affordability.	"Concerned too expensive to live here for much longer." "Cost of living is increasing in town and it is difficult for people who have been here to stay."	Affordability Analysis - Three general classes of units appear to be candidates for preservation as affordable housing stock: (1) small-scale, multi-unit rental structures, older, (2) Class B and unrated apartment complexes, (3) subsidized properties serving very low income and low income residents. Planning area inventory data: 2% Duplex, 1% Fourplex, 1.4% Mobile home, 13% MF, 83% SF Percentage of multi-family by type: 37% Class A, 20% Class B, 27% Income Restricted, 10% Duplex, 6% Fourplex	<ul style="list-style-type: none">• Multi-Family/home rehabilitation for small scale multi-family, quad and duplexes.• Multi-Family energy efficiency rebate and incentive programs• Support GHA's maintenance of units/infrastructure.• Affordability term extensions for existing tax credits - support property owners with renovations that use Low Income Housing Tax Credit.	Olde Georgian (1700 S Austin Ave), Apple Creek (302 Apple Creek Dr), Cedar Ridge (1500 Northwest Blvd) unsubsidized affordable multi-family	Preservation Affordability Diversity	Protect existing affordable housing stock/prevent loss of naturally occurring affordable housing (NOAH). Existing units remain available to residents.	Partner or Support
P2	Preserve existing neighborhoods in targeted areas.	"Maintain existing core neighborhoods and downtown areas. Infill and expansion construction should be compatible with neighboring properties."	Analysis of development near existing neighborhoods Subarea profiles - age of units, percentage renters	<ul style="list-style-type: none">• Zoning and future land use map• Policies to ensure compatibility, transition zones (Old Town and Downtown Design Guidelines)• Defined set of criteria to identify areas to target (ex: using data of age of units or percentage of renters)• Small area, neighborhood plans	TRG, Rivery and San Jose neighborhood residents have attended several P&Z hearings regarding development requests in the neighborhood but lack formal policies in the Comprehensive Plan and Downtown Master Plan to address redevelopment.	Preservation	Enable P&Z and Council to preserve character of targeted neighborhoods. Particular aging neighborhoods may need special protections as redevelopment occurs.	Lead
P3	Support owner ability to stay in their home in neighborhoods with rapid value increases.	Concern about ability to stay in neighborhood and new development.	Subarea Profiles - age of units, owner tenure, price increase from 2008-2018 Planning area - 2008-2018 home price increase of \$101 to \$146/SF (44%) Subarea 1 - 2008-2018 home price increase of \$111 to \$191/SF (72%) 2008-2018 <ul style="list-style-type: none">• Ridge• San Jose• Railroad	<ul style="list-style-type: none">• Home Rehabilitation*• Utility billing assistance*• Homestead exemption education• Partnerships with non-profits that assist existing home owners with maintenance• Property tax abatement for reinvestment areas for homeowners meeting specific criteria• Neighborhood Empowerment Zones	Ridge, San Jose, Railroad neighborhoods have seen construction of homes that raise property values. A Neighborhood Empowerment Zone, state enabled city-created zone for purpose of rehabilitation or creation of affordable housing, could be established for specific geographies.	Preservation Affordability	Support homeowners experiencing property value increase due to development in established neighborhoods to preserve homeownership.	Partner or Support
P4	Maintain and promote neighborhood character and quality.	"Keep neighborhoods as neighborhoods." Desire to maintain Georgetown small town feel. "Maintain neighborhoods as viable commodities."	Evaluate surrounding uses for neighborhoods using existing land use analysis Subarea profile - age of units	<ul style="list-style-type: none">• CDBG for capital improvements (lighting, sidewalks)*• Neighborhood traffic management program, street maintenance*• Home repair for homeowners*• Promote neighborhood capacity (vitality, services) building - HOA training/education• Partner with banks to meet Community Reinvestment Act requirements• Education/outreach. Neighborhood registration program*• Identify opportunities for small area plans• Neighborhood cleanup day• Urban park programs for infill	Deer Haven or River Chase concern about proximity of commercial and impact to adjacent single family subdivisions; roadway planning. Parkview Estates desire to have neighborhood amenities to build neighborhood brand.	Preservation	Ensure neighborhoods are maintained and valued. Neighborhood viability/maintenance/enhancement	Partner or Support

Draft Housing Policy Guide

	Policy	Public Input	Technical Studies	Possible Tools (* indicates current tool)	Specific example	Intent/ Council Direction	Outcome	Role
	Affordability							
A1	Support and increase rental choices for low-income and workforce households unless they are substandard.	"Affordable/low-income housing is lacking." "Workforce is lacking due to high living prices."	<ul style="list-style-type: none">• 69% of low-income renters are cost burdened• 80% of workforce renters are cost burdened• Aff. Analysis - Older duplexes, four-plexes and multi-family properties play an important role in affordable housing stock. (Naturally Occurring Affordable Housing (NOAH)) Percentage of Multi-family by type: 37% Class A, 20% Class B, 27% Income Restricted, 10% Duplex, 6% Fourplex <ul style="list-style-type: none">• Aff. Analysis - Employment growth trends and the identified target industries for Georgetown indicate that the prospects for increased demand in this rent rage are strong.	<ul style="list-style-type: none">• Development incentives* (Workforce Housing standards in UDC- impervious cover, setbacks, # of units/building, smaller lot size)• Support GHA programs (landlord outreach and education to accept vouchers to maximize available units, CDBG funds, energy efficiency upgrades through GUS)• Support LIHTC development that meet City defined process• Define metrics for affordability goals• Development agreements• TIF/TIRZ• Affordability term extensions for existing tax credits• Review of multi-family development standards to encourage infill development• Incentivize multi-bedroom housing options for families with children or aging parents	Stone Haven is almost 50 years old and in need of infrastructure and structural improvements to continue to safely house its residents. The Housing Authority will need to pursue revenue sources to make the improvements. The City can support the HA in this effort to retain the asset that serves households with incomes less than 30% of the AMI through improvements using CDBG or energy efficiency funds. Three tax credit properties are over 20 years old and their affordability term will expire after 35 years.	Affordability Preservation Diversity	Maintain rental housing stock available to low-income households. Greater rental housing choice for workers.	Support or partner
A2	Support rental choices for senior households.	"Affordable housing is needed."	<ul style="list-style-type: none">• 67% senior renters are cost burdened• Approx 55% of Sun City renters over 65 cost burdened• 7-8% total renters in Sun City• 301 units income & age restricted (122 opening soon)	<ul style="list-style-type: none">• Define metrics for affordability goals• Support GHA programs• Support LIHTC development• TIF/TIRZ	At no cost to City, a LIHTC resolution of support or no objection for age restricted housing.	Affordability Preservation	Maintain available age and income restricted units. Rental choices for seniors who need them.	Support or partner
A3	Increase homeownership choices for workforce households.	Realtor and resident input on limited options. "Affordable housing with rental and home buying is not only affecting low income but also medium income individuals and families."	<ul style="list-style-type: none">• 68% of low-income owners are cost burdened• 42% workforce owners are cost burdened• Limited supply of for sale product under \$250K• Limited options for home sales under \$250K. (Annual Household income needed approx \$65K for 3% down FHA loan for \$250K home purchase)	<ul style="list-style-type: none">• Development incentives* (Workforce Housing standards in UDC)• Development fee exemptions• Development agreements• Development regulations (density bonus on a per acre basis)• Municipal Utility Districts• Public Improvement Districts• Land Bank or Land Trust like tool• Down payment assistance	Mueller: Development agreement - public private partnership with publicly owned land, mixed use community with affordability terms on approximately 25% of units (owner and rental options)	Affordability Diversity	Have workforce housing units as an incentive tool available for negotiation opportunities. Greater owner housing choice for workers.	Lead
A4	Support community housing choices for all residents vulnerable residents including families and individuals experiencing homelessness.	Homelessness is not well understood in Georgetown. Could become an increasing issue with growth. Library board brought up need for needs assessment.	Inventory - did not study homeless households, no emergency housing in Georgetown	<ul style="list-style-type: none">• Health and Human services element in the Comprehensive Plan as required by City Charter• Needs assessment• County point in time count	Support or partner for development of a needs assessment.	Affordability	Acknowledge and define community housing need for vulnerable residents.	Support or partner

Draft Housing Policy Guide

	Policy	Public Input	Technical Studies	Possible Tools (* indicates current tool)	Specific example	Intent/ Council Direction	Outcome	Role
	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.	"We suggest to plan for a better mix of housing." "More diverse housing types is needed." "The biggest issue facing Georgetown is a lack of housing affordability and variety." "Many want a better variety of housing types in the City."	Subarea Profiles - Two main housing options currently in planning area Inventory data: 2% Duplex, 1% Fourplex, 1.4% Mobile home, 13% MF, 83% SF	<ul style="list-style-type: none">• Incentives for diversity of housing products*• Low Income Housing Tax Credit process*• Promote and evaluate existing incentives for diversity of housing products• Define metrics for diversity goals• Incentives for density (density bonus)• TIF/TIRZ• Incentivize multi-bedroom housing options for families with children and aging parents	Establish outcomes for diversity of housing in Municipal Utility District policy or development agreements.	Diversity Affordability	Tools for greater housing diversity. During negotiation opportunities, consider producing various housing types for new and infill development as option.	Lead
D2	Ensure land use designations and other policies allow for and encourage a mixture housing types and densities across the community.	"Apartments are clustered into same areas. Spread them around." "Plan for a better mix of housing types/medium density (Condo, Garden homes, small homes)"	Existing land use analysis - table for residential categories Subarea profiles -Planning area: median lot size - .23 acres, average lot size 1.17 acres	<ul style="list-style-type: none">• Evaluate regulatory barriers to density• Review regulations to improve diverse housing options (such as ADUs).• Development regulations (zoning standards (density bonus will be the most effective)) , subdivision standards, building standards) while maintaining compatibility.• Create a zoning district that allows tri-plexes and four-plexes	Unified Development Code requires Special Use Permit by City Council for accessory dwelling unit (ADU). Development Code is not equipped to handle condo regime.	Diversity	UDC supports and allows diversity of housing types and densities. Lower/evaluate regulatory barriers to housing diversity.	Lead
D3	Provide opportunity to create development of complete neighborhoods across Georgetown that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.	"There is a need to have better walkability and possibly smaller, affordable grocery stores." "Create more mixed use neighborhoods so we don't have to clog the main roadways to get to the grocery store, wine shop, restaurants, etc. near housing developments" City/school district shared amenities	Subarea profiles notes existing and anticipated development in each subarea, but did not measure amenities.	<ul style="list-style-type: none">• Incentives for amenities• School dedication• Land Use Element: Encourage a balanced mix of uses• Incentivize linkage of housing choices with transportation choices	Some recent developments have not included access to parks, library and retail. Regulations could include incentives for amenities.	Diversity	Balanced development across city. Promote access to amenities for all neighborhoods.	Lead
D4	Support choice Provide-Encourage housing options and services to allow people to thrive in Georgetown as they grow older age in the community.	Desire to age in place Greater range of housing options, transportation, support services needed to age in place.	Inventory - current stock of age restricted units	<ul style="list-style-type: none">• Support services (transportation, healthcare, food service, utility billing assistance)• Strategic Partnership grants focused on agencies that promote aging in place/community• Health and human services	Increased diversity of housing product may allow someone to stay in community if aging causes need for different housing product.	Diversity	Accommodate diverse housing needs through development code and connection to services. More people have choice to stay in home/community as they age.	Support

Draft Housing Policy Guide

	Policy	Public Input	Technical Studies	Possible Tools (* indicates current tool)	Specific example	Intent/ Council Direction	Outcome	Role
	Coordinated Housing Programming (global policies)							
C1	Actively seek and build public and private partnerships to leverage resources and promote innovation.	Suggestion of school sites reserved - school dedication idea	Alignment Study	<ul style="list-style-type: none">Partnerships with non-profits, county, school district*Comm. Development Block Grant (WilCo and/or HUD)*HOME (TDHCA) - down payment assistanceHousing Trust Fund (TDHCA + HUD)Health and Human Services element of Comprehensive PlanPoint in Time count (County effort)Partnerships with employers	CDBG funds through County to partner with HHFWC for Home Repair for neighborhood preservation.	Preservation Affordability Diversity	Secure outside funding and partnerships to maximize results. Should be used for all policies where possible.	Partner
C2	Align housing goals with other city policies and strategic plans.	Aging in place/community needs to be coordinated with more than housing Economic development strategy affects ability of households to choose housing	Alignment Study	<ul style="list-style-type: none">Land use policies*Economic development strategies involve housing discussion with employers.Public works - Overall Transportation Plan	Housing diversity policies coordinated with land use policies, economic development strategic studies	Preservation Affordability Diversity	Coordinate plans and policies. Applies to all policies. Effective and efficient governance.	Lead
C3	Provide ensure opportunity for community engagement through outreach and communication.	"Make sure to include community in planning efforts." "Improve communication with residents."	Alignment Study	<ul style="list-style-type: none">Education and promotion of available housing programs and incentives.Communication about housing options for residents.	Surveys, open house and speaking in community about 2030 Plan update. Development community outreach.	Preservation Affordability Diversity	Involve public/community in planning and decision making. Applies to all policies. Residents can provide input on neighborhood and city planning process.	Lead