Notice of Meeting for the
Housing Advisory Board
of the City of Georgetown
June 24, 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 April 29, 2019 meeting. Susan Watkins, AICP, Housing Coordinator
C Discussion on existing conditions of homelessness in Georgetown. Patrick Lloyd, Community Resources Coordinator
D Discussion on rental housing education. Chuck Collins, Interim Executive Director, Southeast Georgetown Community Council
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
F Review of 2019 HAB Work Plan. Susan Watkins, AICP, Housing Coordinator
G 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, 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.

__________________________________
Robyn Densmore, City Secretary
City of Georgetown, Texas  
Housing Advisory Board  
June 24, 2019

SUBJECT:  
Consideration and possible action to approve the minutes from the April 29, 2019 meeting. Susan Watkins, AICP, Housing Coordinator

ITEM SUMMARY:  
Meeting minutes from the April 29, 2019 Housing Advisory Board meeting.

FINANCIAL IMPACT:  
None.

SUBMITTED BY:  
Susan Watkins, AICP, Housing Coordinator

ATTACHMENTS:

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Members present: Nikki Brennan; Randy Hachtel; Jeannyce Hume; Bob Weimer; Lou Snead, Chair
Members absent: Nathaniel Bonner; Mary Calixtro
Staff present: Susan Watkins, Housing Coordinator; Nat Waggoner, AICP, Long Range Planning Manager

Chair Snead called the meeting to order at 3:30pm.

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 March 18, 2019 meeting. – Susan Watkins, AICP, Housing Coordinator

Motion to approve by Hume, second by Hatchel. Motion approved 5-0.

C. Presentation and discussion of the application process to Williamson County for CDBG funding for FY19-20. - Susan Watkins, AICP, Housing Coordinator

Chair Snead asked about using CDBG to acquire land. Watkins answered that land must be located within an eligible census tract.

Watkins provided the Board an overview of the projects which the City will submit for funding from CDBG including $75,000 for Home Repair and $325,000 for a sidewalk improvement project along Scenic Dr. between 17th and Leander Rd.

D. Update on proposed housing policies for the 2030 Housing Element Update. – Susan Watkins, Housing Coordinator

Watkins provided the Board an overview of the feedback collected from various stakeholders since the last meeting of the Housing Advisory Board (HAB) in March, including the Planning and Zoning Commission, the 2030 Steering Committee and the Joint Session of the City Council/Planning and Zoning Commission.

Snead asked if the survey included a definition of “mid-income”. Waggoner responded that the survey did not provide a definition.
Snead asked for additional summary of survey results summarized on page 26 of the presentation. Watkins responded that additional information is included in the “Housing Input Report,” which she offered to send the Board.

E. **Presentation and discussion on research completed by University of Texas graduate students on housing policy tools. – Susan Watkins, AICP, Housing Coordinator**

Watkins shared that UT Austin completed initial research on housing tools in Fall of 2018. Snead asked about “Empowerment Zones” and whether or not Tarrant County participate in Empowerment Zones.

Waggoner shared that the City has 5 TIRZ, each designed to refund the development of utility infrastructure. The City does not.

Snead asked, “Does that State law allow a municipality to have it’s own property tax exemption for low income homeowners?” A low income housing tax exemption or a freeze on property tax for low income if they meet certain thresholds.

Snead asked how San Antonio is using their TIRZ to bring about affordable housing. Watkins shared that Dallas has 20 TIF districts.

Snead asked how it works in Dallas. Watkins explained that rental units are maintained at a certain AMI. The TIF provides reimbursement of capital infrastructure.


Snead said, the question is, “How are we going to determine which tools we should study in depth to move forward?” Watkins provided the Board an overview of the method Santa Cruz developed to analyze tools.

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

Snead asked staff what they heard from April 23rd. Waggoner responded that he heard there are procedural improvements (clarifying/reiterating the role of the Steering Committee) and content/understanding of the policies as drafted including the technical studies, public input and existing programs. Staff will return to the Steering Committee on 5/16 and provide background information, intent, and how the policies came to be.

Hume asked if Council needs concrete examples.

**Adjournment**

Motion by Weimer, second by Brennan to adjourn at 5:35 pm. 5-0.
Approved, Lou Snead, Chair

Attest, Randy Hachtel, Secretary
SUBJECT:
Discussion on existing conditions of homelessness in Georgetown. Patrick Lloyd, Community Resources Coordinator

ITEM SUMMARY:
Patrick Lloyd, Community Resources Coordinator, will give the board an overview of his role at the Georgetown Public Library. He will share data collected by the library on patron needs including emergency housing and affordable housing needs.

FINANCIAL IMPACT:
N/A.

SUBMITTED BY:
Susan Watkins, AICP, Housing Coordinator

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Social work practice consists of the professional application of social work values, principles, and techniques to one or more of the following ends: helping people obtain tangible services; counseling and psychotherapy with individuals, families, and groups; helping communities or groups provide or improve social and health services; and participating in legislative processes.

The practice of social work requires knowledge of human development and behavior; of social, economic, and cultural institutions; and of the interaction of all these factors.
Social Work 101

Social workers:

- Empower our clients/patrons at micro, mezzo, and macro levels
- Work against the oppression of disadvantaged, stigmatized, and underserved populations
- Attempt to address the needs of the whole person – physical, emotional, professional, financial, etc.
- Can be found in schools, hospitals, the military, courts, private practice, state legislatures, and many other contexts
Library Social Work

- Answer patron questions whose answers lie outside the building’s walls
- Consult, train, and coach staff in dealing with challenging situations
- Shape library policy and culture to:
  - Create behavior-focused policies
  - Attempt to meet the needs of the whole person
  - Move towards being trauma-aware
  - Maintain appropriate boundaries
- Collect data on the social service needs of patrons
- Liaise between CoG, local nonprofits, service providers, and community groups
GPL Patron Needs

Patron needs, 2017

Top other needs:
- Transportation
- Education
- Grief/loss support
- Older adult resources
GPL Patron Needs

Patron needs, 2018

Top other need:
- Transportation
Interviewee minimums:

- 19% have children in the household
- 17.1% have been victims of domestic violence
- 3.4% are or have a veteran in the household
- 41.1% leave GPL without a substantive local referral
- 64.6% are women
Most patrons experiencing homelessness (PEH) are over age 50.

Most PEH do not want to access resources in Travis County.
  - Most live in Georgetown for the same reasons as other residents: safety, small town feel, it’s their home.

Many PEH are struggling with mental health symptoms and trauma.

Roughly even split between PEHs new to town and long-time residents.

Many interviewees are on the cusp of homelessness but do not meet HUD definition at time of interview.

About 5-10 known PEHs inside GPL at any given time.
Final Thoughts

- No other CoG department is tracking social service/homelessness data
- Williamson County does not conduct an annual Point In Time Count
- Hope Alliance (Round Rock) is the only emergency shelter of any kind in the county; it serves only victims of domestic violence/sexual assault
- No location in Wilco to conduct a coordinated assessment
- Almost no access to case management without a mental health diagnosis; then still difficult to obtain
- Most existing local NPOs are not built to assist folks experiencing homelessness
patrick.lloyd@georgetown.org
512-819-3105
SUBJECT:
Discussion on rental housing education. Chuck Collins, Interim Executive Director, Southeast Georgetown Community Council

ITEM SUMMARY:
Chuck Collins, Interim Executive Director, Southeast Georgetown Community Council, will provide the board an overview of rental housing education including tenant rights and landlord relations.

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Susan Watkins, AICP, Housing Coordinator
City of Georgetown, Texas
Housing Advisory Board
June 24, 2019

SUBJECT:
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

ITEM SUMMARY:
Staff will review the priorities outlined in 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.

FINANCIAL IMPACT:
N/A.

SUBMITTED BY:
Susan Watkins, AICP, Housing Coordinator

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Community Development Block Grant (CDBG) Application 2020
June 24, 2019
Housing Advisory Board
Purpose

• Provide overview of 2019-2023 Williamson County Consolidated Plan priorities
• Provide CDBG guidelines for land acquisition
2019-2023 Wilco Consolidated Plan priorities

- Increase Access to Affordable Housing
- Decrease Homelessness
- Public Facilities and Infrastructure Improvements
- Public Services
- Affirmatively Further Fair Housing Choice
- Planning and Administration
Eligible activity: Land acquisition

• **CDBG guidelines:**
  – Can purchase land or provide infrastructure, but not build structure
  – Environmental review – not in flood plain or near hazardous sites
  – Noise regulations for sites near railroad or major highway
Eligible activity: Land acquisition

- **Benefits:** easy project to manage for County
  - Generally purchasing single parcels of land for one to two homes

- **Concerns:** sustaining affordability for resident
  - Taxes
  - Loans
NEXT STEPS

• Housing Toolkit preparation
  – Review feasibility of CDBG funding for implementing confirmed housing policies

ITEM SUMMARY: The board will review the draft schedule for the remainder of the year’s activities:
- 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

FINANCIAL IMPACT: N/A

SUBMITTED BY: Susan Watkins, AICP, Housing Coordinator

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2019 Work Plan

• July – Toolkit Schedule, Overview of range of tools for confirmed policies from policy guide
• August – Review tools for confirmed policies, growth scenarios
• September – Review Draft Housing Element
• October - Review Draft Housing Toolkit
• November – Land Use and Implementation, Home Repair EOY Review
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

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• Direction on Housing Policies
HOUSING’S ROLE IN FUTURE LAND USE ELEMENT

Existing Conditions

2030 Land Use Goals

Growth Scenarios

Future Land Use Element

Recommendations for housing

% of residential needed to realize growth scenarios

Metrics to guide & evaluate residential development decisions
Land Use Goal

“Promote development patterns with balanced land uses that provide a variety of well-integrated housing…”

Land Use Policy

“Promote more compact, higher density, well-connected development within appropriate infill locations”

Land Use Category

Action: Modify density ranges in appropriate residential categories

Growth Scenarios

Action: Propose densities in anticipated or desired locations

FLU Map

Action: Compare results. Revise map & categories as needed

Completed

In Progress

Upcoming

Upcoming

Upcoming

Upcoming

Completed

In Progress

Upcoming

Upcoming

Upcoming
<table>
<thead>
<tr>
<th>Future Land Use</th>
<th>Zoning</th>
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<tbody>
<tr>
<td>Vision for development</td>
<td>Implementation of development</td>
</tr>
<tr>
<td>High-level</td>
<td>Specific</td>
</tr>
<tr>
<td>Guide/baseline</td>
<td>Regulatory (legal)</td>
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<tr>
<td>Planning area (City limits + ETJ)</td>
<td>City limits only</td>
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HOW LAND USE ELEMENT IS USED

• **STAFF** – Reviewing development applications, utility planning, facility and park planning, annexation and budgeting

• **P&Z/COUNCIL** – Used to discuss zoning cases, development decisions, and other land use decisions

• **COMMUNITY/DEVELOPERS** – Visual depiction of City’s vision, aids in real estate decisions, give input on amendments
EXISTING ZONING

84%

16%

AG (Agriculture) (2 acres)
RE (Residential Estate) (1 acre)
RL (Residential Low Density) 10,000 sq. ft.
RS (Residential Single-Family) 5,500 sq. ft.
MH (Manufactured Housing)
TF (Two Family)
TH (Townhouse)
MF-1 (Low-Density Multifamily)
MF-2 (High-Density Multifamily)
OF (Office)
MU (Mixed Use)
MU-DT (Mixed Use - Downtown)
CN (Neighborhood Commercial)
C-1 (Local Commercial)
C-3 (General Commercial)
IN (Industrial)
PF (Public Facility)
BP (Business Park)
LAND USE POLICY UPDATE

Acknowledge Current Development Pattern

Is the current pattern indicative of what is to come?

Reflect Public Input

What did the public say about how the City should develop?

Evaluate Updated 2030 Goals

Do existing policies support new goals? What policies have we progressed?

Remove Jargon, Simplify Intent

Is the intent of the policy clear to the average reader?
GATEWAY OVERLAY DISTRICTS

• Intended to enhance the entry corridors to Georgetown.

• 14 corridors into the city are designated for the purpose of applying additional landscaping and design standards.

• This part of the 2030 update will identify goals and policies for the location, character, design, streetscape, and signage of our city’s gateways and image corridors.
STEPS TO UPDATE LAND USE ELEMENT

✓ Evaluate existing land uses, densities

☐ Evaluate 2008 land use policies against new 2030 goals, adopt new/revised land use policies

☐ Evaluate 2008 Land Use Categories, recommend changes

☐ Develop and test growth scenarios using Fiscal Impact Model

☐ Develop/modify land use map
NEXT STEPS

• Summer:
  • 6/25 Council Workshop – Housing policies
  • 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