

**Notice of Meeting for the  
Housing Advisory Board  
of the City of Georgetown  
September 21, 2020 at 3:30 PM  
at Teleconference**

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.

**The regular meeting will convene at 3:30 pm on September 21, 2020 via teleconference. To participate, please copy and paste the weblink into your browser:**

**Weblink: <https://bit.ly/318GmZs>**

**Webinar ID: 963 9574 1966**

**Password: 915259**

**To participate by phone:**

**Call in number: +1(346)248-7799. +1(253)215-8782. +1(669)900-6833.**

**+1(312)626-6799**

**Password: 915259**

**Citizen comments are accepted in three different formats:**

**1. Submit written comments to [planning@georgetown.org](mailto:planning@georgetown.org) by 3:00p.m. on the date of the meeting and the Recording Secretary will read your comments into the recording during the item that is being discussed.**

**2. Log onto the meeting at the link above and "raise your hand" during the item**

**3. Use your home/mobile phone to call the toll-free number**

**To join a Zoom meeting, click on the link provided and join as an attendee. You will be asked to enter your name and email address (this is so we can identify you when you are called upon).**

**To speak on an item, click on the "Raise your Hand" option at the bottom of the Zoom meeting webpage once that item has opened. When you are called**

**upon by the Recording Secretary, your device will be remotely un-muted by the Administrator and you may speak for three minutes. Please state your name clearly, and when your time is over, your device will be muted again.**

**Use of profanity, threatening language, slanderous remarks or threats of harm are not allowed and will result in you being immediately removed from the meeting.**

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## **Regular Session**

(This Regular Session may, at any time, be recessed to convene an Executive Session for any purpose authorized by the Open Meetings Act, Texas Government Code 551.)

- A Discussion on how the Housing Advisory Board virtual conference will be conducted, to include options for public comments and how the public may address the Commission -- Sofia Nelson, CNU-A, Planning Director

## **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/>.

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

## **Legislative Regular Agenda**

- C Consideration and possible action to approve the minutes from the July 20, 2020 meeting. - Mirna Garcia, Management Analyst
- D Presentation and discussion on the City of Georgetown Housing Tax Credit Resolution Request Process. Susan Watkins, Housing Coordinator
- E Presentation and discussion of planning activities for the San Jose and Track Ridge Grasshopper neighborhood plans -- Nat Waggoner, PMP, AICP Long Range Planning Manager and Susan Watkins, AICP, Housing Coordinator
- F Presentation and discussion on the FY20 Home Repair Program. Susan Watkins, AICP, Housing Coordinator
- G Presentation and discussion of 0-2 year implementation items from the 2030 Plan Housing Element. Susan Watkins, AICP, Housing Coordinator
- H Update from the Housing Advisory Board Chair. Lou Snead, Chairperson.

## 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 \_\_\_\_\_, 2020, at \_\_\_\_\_, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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Robyn Densmore, City Secretary

City of Georgetown, Texas  
Housing Advisory Board  
September 21, 2020

**SUBJECT:**

Discussion on how the Housing Advisory Board virtual conference will be conducted, to include options for public comments and how the public may address the Commission -- Sofia Nelson, CNU-A, Planning Director

**ITEM SUMMARY:**

**FINANCIAL IMPACT:**

N/A

**SUBMITTED BY:**

Andreina Dávila-Quintero, AICP, Current Planning Manager

City of Georgetown, Texas  
Housing Advisory Board  
September 21, 2020

**SUBJECT:**

Consideration and possible action to approve the minutes from the July 20, 2020 meeting. - Mirna Garcia, Management Analyst

**ITEM SUMMARY:**

**FINANCIAL IMPACT:**

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**SUBMITTED BY:**

Mirna Garcia, Management Analyst

**ATTACHMENTS:**

Description		Type
	Exhibit 1 - Meeting Minutes	Exhibit

City of Georgetown, Texas  
**Housing Advisory Board**  
Minutes  
July 20, 2020, at 3:30 p.m.  
Teleconference: <https://bit.ly/38bD5ub>

The regular meeting convened at 3:30PM on July 20, 2020 via teleconference at <https://bit.ly/38bD5ub>. Webinar ID: 930-2996-2836. To participate by phone: Call-In number: 833-548-0276. Password: 869581. Public Comment was allowed via the teleconference option; no in-person input was allowed.

**Board Members present:** Lou Snead, Chair; Mary Calixtro; Wendy Cash; Grayson Smith; Linda Sloan, Nikki Brennan

**Staff present in-person:** Susan Watkins, AICP, Housing Coordinator; Nat Waggoner, AICP, Long Range Planning Manager; Sofia Nelson, Planning Director; Mirna Garcia, Management Analyst

The Meeting was opened by Chair Snead at 3:31 p.m.

Public Wishing to Address the Board

- A. Discussion on how the Housing Advisory Board virtual conference will be conducted, to include options for public comments and how they public may address the Commission – Sofia Nelson, Planning Director
- B. As of the deadline, no persons were signed up to speak on items other than those posted on the agenda.

Legislative Regular Agenda

- C. Consideration and possible action to approve the minutes from the June 15, 2020 meeting. Mirna Garcia, Management Analyst

**Motion to approve Item C as presented by Calixtro. Second by Sloan. Approved (6–0).**

- D. Board Member introductions – Mirna Garcia, Management Analyst

Board members had the opportunity to introduce themselves, share relevant skills and goals for their board experience.

- E. Nomination and selection of Vice-chair and Secretary for the 2020-21 Board. – Mirna Garcia, Management Analyst

Board Member Weimer resigned. The Board accepted his resignation and expressed appreciation for his work.

**Motion to appoint Linda Sloan as Secretary by Calixtro. Second by Cash. Approved (5-0).**

The item to nominate a Vice-Chair was tabled until the next meeting.

Brennan arrived late to the meeting and later agreed to be serve as the Vice-Chair.

**Motion by Cash to nominate Brennan to serve as the Vice-Chair. Second by Calixtro.  
Approved (6-0)**

- F. Presentation and discussion on the City of Georgetown Housing Tax Credit Resolution Request Process. – Susan Watkins, Housing Coordinator

Watkins reviewed the information from the June meeting with the Board, as well as the Housing Tax Credit Resolution Request process. Watkins also reviewed the Housing Tax Credit Resolution Request checklist and sought feedback from the Board on whether any additional information is needed for evaluation of the resolution requests, and if an additional workshop is needed for evaluation prior to the recommendations.

Calixtro asked about the benefits to the partner. Watkins explained that for the developer, it can lower property tax liability. The non-profit can benefit from owning the land and leasing the land back to the developer. In other instances, a non-profit may become party to the operations and may collect some revenue from that operation.

Chair Snead asked about the importance of identifying non-profit partnerships as the development comes forward. Smith answered that the details of the partnership are difficult to solidify this early in the process. He also shared that he would be interested in learning about other partnerships and if the City has been happy with these. Smith asked if the reinvestments have been favorable.

Brennan shared some experience with Gateway Northwest with a HAP contract.

Calixtro shared that it is important to know timelines for construction and have partnership confirmed before breaking ground.

Cash shared her summary of the applicant's response, that the particular deal was reliant upon property tax exemption. Also work with developers to determine possible partnerships with nonprofits, and tax liabilities.

Sloan commented that she is okay with developers not having a commitment for partnerships with non-profits but would like to see what they've done in past with nonprofits, and benefits to the community.

Chair Snead asked why the number of tax credit projects matter in terms of determining the need for additional affordable housing projects in Georgetown.

The Board made the following recommendations as information needed for the LIHTC application checklist: detailed information on non-profits with scenarios for partnerships, site selection criteria, existing development letters of support.

- G. Presentation and discussion regarding small area planning for the San Jose and TRG neighborhoods – Nat Waggoner, Long Range Planning Manager

At the July 14th City Council Workshop, Staff provided an introduction to small area planning as an implementation step of the 2030 Comprehensive Plan and an overview of the

San Jose and Track Ridge Grasshopper Neighborhoods as candidates for small area planning. Staff will review the presentation with the Housing Advisory Board.

The presentation focused on the process for collecting input from each neighborhood on the issues and opportunities they would like to see addressed in each plan which will inform the project scope. The council members shared the importance of understanding the needs of the different neighborhoods and that a plan is created that the majority of neighborhood supports. The council was supportive of engaging both neighborhoods to build a scope of what the plan will include.

H. Update from the Housing Advisory Board Chair. Lou Snead, Chairperson

No update at this time.

### **Adjournment**

**Motion to Adjourn by Calixtro. Second by Brennan. Approved (6-0). The meeting was adjourned at 5:20p.m.**

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Approved, Lou Snead, Chair

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Attest, Linda Sloan, Secretary



City of Georgetown, Texas  
Housing Advisory Board  
September 21, 2020

**SUBJECT:**

Presentation and discussion on the City of Georgetown Housing Tax Credit Resolution Request Process.  
Susan Watkins, Housing Coordinator

**ITEM SUMMARY:**

During the meeting, the Board will review the updated Housing Tax Credit Resolution Request application (Exhibit 1) based on recommendations from the board at the July 20, 2020 meeting.

Additional questions include:

- Will there be a non-profit or government partner? Please provide the partner information details of the community benefit. If the partner is yet to be determined, please provide scenarios of who the partner might be, criteria for selecting the partner, how funds will be reinvested in the community and examples of previous partnerships.
- Do any of your other HTC developments have PILOT agreements? If so, please provide information about the agreement.
- Please provide information on factors that influenced the selection of this site.

Modified questions include:

- Provide two letters of support from existing developments similar to the proposal. *If seeking a tax exemption, provide a letter of support from a non-profit or government partner from a previous tax-exempt development.*

**FINANCIAL IMPACT:**

none

**SUBMITTED BY:**

Susan Watkins, AICP, Housing Coordinator

**ATTACHMENTS:**

Description		Type
☐	Presentation	Presentation
☐	Exhibit 1 - HTC Resolution Request Application	Exhibit

# Housing Tax Credit Resolution Requests

Housing Advisory Board  
09.21.20

# Purpose

- Review updates to Housing Tax Credit Resolution Request checklist

# Feedback requested

- Do updates reflect direction from July meeting?

# HTC Resolution Request Checklist Additions

- Will there be a non-profit or government partner? Please provide the partner information and details of the community benefit. If the partner is yet to be determined, please provide scenarios of who the partner might be, criteria for selecting the partner, how funds will be reinvested in the community and examples of previous partnerships.
- Do any of your other HTC developments have PILOT agreements? If so, please provide information about the agreement.
- Please provide information on factors that influenced the selection of this site.

# HTC Resolution Request Checklist Modified Question

- Provide two letters of support from existing developments similar to the proposal. *If seeking a tax exemption, provide a letter of support from a non-profit or government partner from a previous tax-exempt development.*



## HOUSING TAX CREDIT RESOLUTION OF SUPPORT REQUEST

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**Deadlines:** 9% Competitive Tuesday, December 31, 2020  
4% Non-Competitive Six weeks before the Housing Advisory Board Meeting

The Housing Advisory Board regularly meets the third Monday of the month at 3:30 p.m. at the Historic Light & Waterworks Building (406 W. 8<sup>th</sup> Street). Please see the **HTC Schedule** for other requirements.

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**Zoning:** 9% Competitive If the zoning district for the property does not allow for multifamily/apartment development, you must initiate the rezoning process with the Planning Department by December 1, 2020.

4% Non-Competitive The property must have zoning entitlements for multifamily/apartments before the HTC can be considered by City Council.

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**Public Outreach:** Existing Rehabilitation-- No outreach is required.

9% and 4% New Construction

The applicant must hold two public meetings, one at least three weeks before the City Council consideration. Outreach will consist of letters, signage and ads to residential neighborhoods within ½ mile of the site. An outreach plan must be approved by the Housing Coordinator.

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**Application:** The following items are required for submittal. If requested information is missing, the application may not be accepted.

- Application Form
- Zoning verification or rezoning application number
- Public Outreach Plan
- Draft Resolutions (Two-times and Support)
- Letter of Intent with Detailed Information

The Housing Coordinator is available to advise you on any requirements. Please call 512-930-8477 or email [housing@georgetown.org](mailto:housing@georgetown.org) for an appointment to discuss your application.



## HOUSING TAX CREDIT APPLICATION

**PROJECT NAME:** \_\_\_\_\_

### PROJECT INFORMATION

Property Address: \_\_\_\_\_

Zoning District: \_\_\_\_\_ Acreage: \_\_\_\_\_

Total Number of Units: \_\_\_\_\_

Affordability: 30% \_\_\_\_\_ 50% \_\_\_\_\_ 60% \_\_\_\_\_ Market \_\_\_\_\_

Do you have site control or owner's consent to apply for Housing Tax Credits? Yes \_\_\_\_\_ No \_\_\_\_\_

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### APPLICANT INFORMATION

Company \_\_\_\_\_ Name: \_\_\_\_\_

\_\_\_\_\_ Contact Name: \_\_\_\_\_

\_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_ City: \_\_\_\_\_

\_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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### PROPERTY INFORMATION

Owner \_\_\_\_\_ Name(s): \_\_\_\_\_

\_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_ City: \_\_\_\_\_

\_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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Applicant's Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

By signing this form, the applicant authorizes the City of Georgetown to begin proceeding in accordance with the process for this request. The applicant further acknowledges that submission of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the decision making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.





## HOUSING TAX CREDIT DETAILED INFORMATION

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### SITE INFORMATION

- ☐ Breakdown of unit types and rental rates by income level
- ☐ If in an existing program (not HTC) will rent levels change from existing?
- ☐ Architectural renderings of buildings.
- ☐ Proposed site layout.
- ☐ What ADA features are included? List number of accessible units.
- ☐ If the development includes market rate units, do these units differ from the income restricted units in any way?
- ☐ List the amenities included in individual units as well as those for the entire site.
- ☐ Describe energy efficiency components that will be included.

### DEVELOPMENT AND MANAGEMENT COMPANY INFORMATION

- ☐ Will the management be in-house or a separate entity?
- ☐ Have there been any changes in company names or re-organizations?
- ☐ Provide history of similar projects developed and managed.
- ☐ How many tax credit projects have you developed in Texas?
- ☐ Provide two letters of support from existing developments similar to the proposal. If seeking a tax exemption, provide a letter of support from a non-profit or government partner from a previous tax-exempt development.

### FINANCIAL INFORMATION

- ☐ Will the site have any property tax exemptions after development?
- ☐ Will there be a non-profit or government partner? Please provide the partner information and details of the community benefit. If the partner is yet to be determined, please provide scenarios of who the partner might be, criteria for selecting the partner, how funds will be reinvested in the community and examples of previous partnerships.
- ☐ Do any of your other HTC developments have PILOT agreements? If so, please provide information about the agreement.
- ☐ What is the affordability period requirement for this project?
- ☐ Provide an analysis of the economic impact to the City (property tax increase, utility consumption, sales tax base).
- ☐ Will this development require off-site capital improvements?



## HOUSING TAX CREDIT

### OTHER INFORMATION

- ☐ Please provide information on factors that influenced the selection of this site.
- ☐ Please provide an analysis on how your project will impact the school district and provide any feedback received from school district.
- ☐ Provide the TDHCA scoring criteria that you anticipate meeting.
- ☐ Please list any additional information or letters that you will be requesting from the City or Georgetown Utility Systems for the TDHCA application requirements.



## HOUSING TAX CREDIT 2020-2021 SCHEDULE (9%)

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### 2020

December 1	Rezoning Application Due (if necessary)
December 31	HTC Resolution Applications Due

### 2021

January 18	Housing Advisory Board Meeting
January 19	Hold at least 1 Public Meeting by this date
January 26	City Council Workshop
February 9	City Council Meeting
March 1	TDHCA Application Due

City of Georgetown, Texas  
Housing Advisory Board  
September 21, 2020

**SUBJECT:**

Presentation and discussion of planning activities for the San Jose and Track Ridge Grasshopper neighborhood plans -- Nat Waggoner, PMP, AICP Long Range Planning Manager and Susan Watkins, AICP, Housing Coordinator

**ITEM SUMMARY:**

On August 11th, Staff provided the Council an update on the outreach and budget activities completed since the July 14 workshop including feedback from neighborhood representatives. Staff sought support from the Council to begin formally engaging both neighborhoods. Staff will provide the feedback from Council including:

- Identify neighborhood representatives and leaders
- Broad initial outreach
- Share examples of neighborhood plan – what a neighborhood plan is/does
- Ensure that feedback will translate to action
- Explain implications of plan, both sides of possible restrictions

Staff will also provide information on the initial survey efforts to the neighborhoods.

**FINANCIAL IMPACT:**

Staff will utilize existing budgeted funds for outreach outlined in this presentation. The scope of the neighborhood plans will drive the cost to prepare both plans. Preliminary estimates identify a need for \$200,000 to complete both neighborhood plans.

**SUBMITTED BY:**

Susan Watkins, AICP, Housing Coordinator

**ATTACHMENTS:**

Description	Type
□ Presentation	Presentation

# Small Area Planning - San Jose and TRG Neighborhoods

## Housing Advisory Board

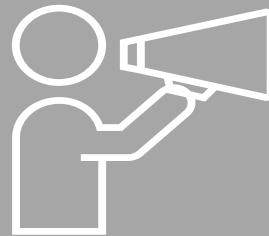
### September 21, 2020



# Purpose of Presentation



Action Steps since the City Council Workshops on 07/14/2020 & 08/11/2020



Outline proposal for neighborhood communication steps that will lead to draft scope

# Presentation Outline



**Path to partnership**



**Community leadership**

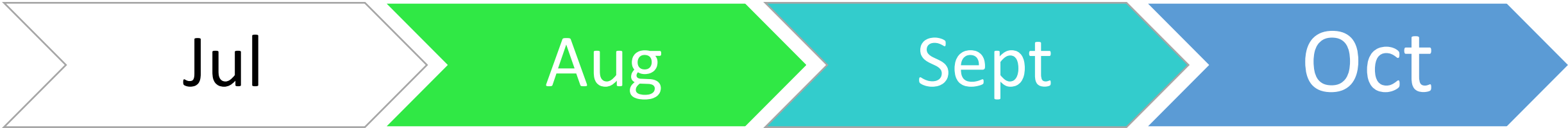
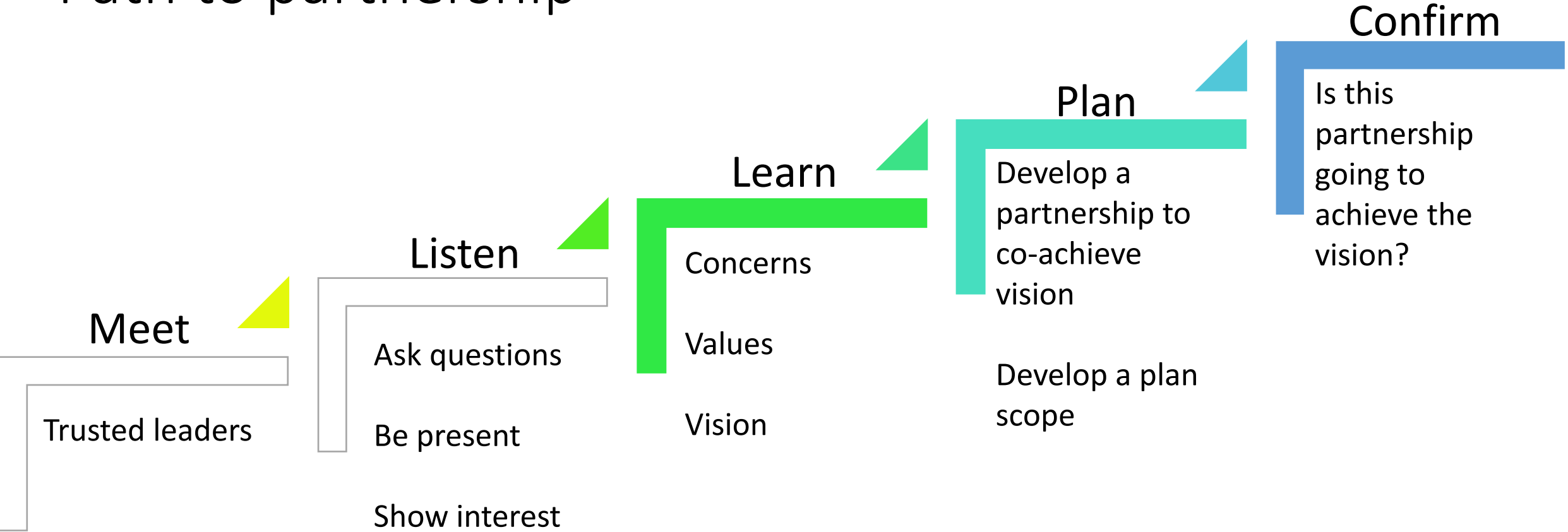


**Outreach**



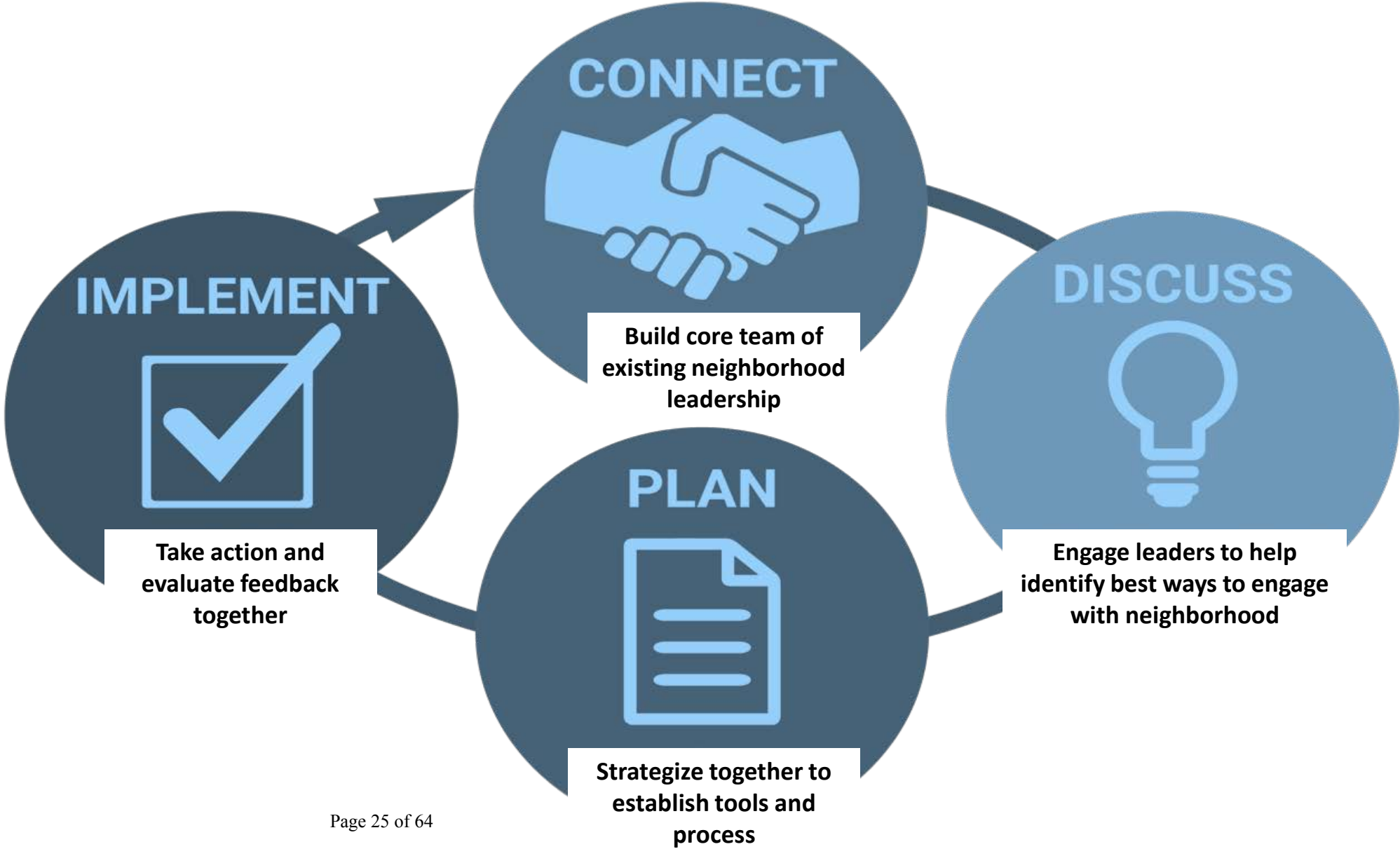
**Path to partnership**

# Path to partnership

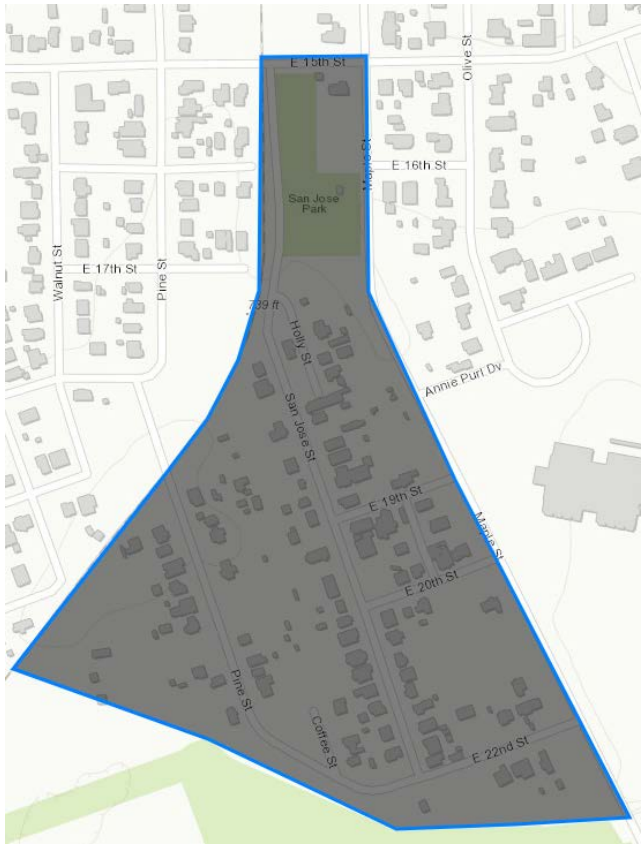




# Community leadership



# Outreach



## San Jose Neighborhood

0.06 square miles

# San Jose Initial Survey

Surveys completed	24
Addresses visited	81
Response rate	30%
Volunteers	11
Spanish only responses	17%

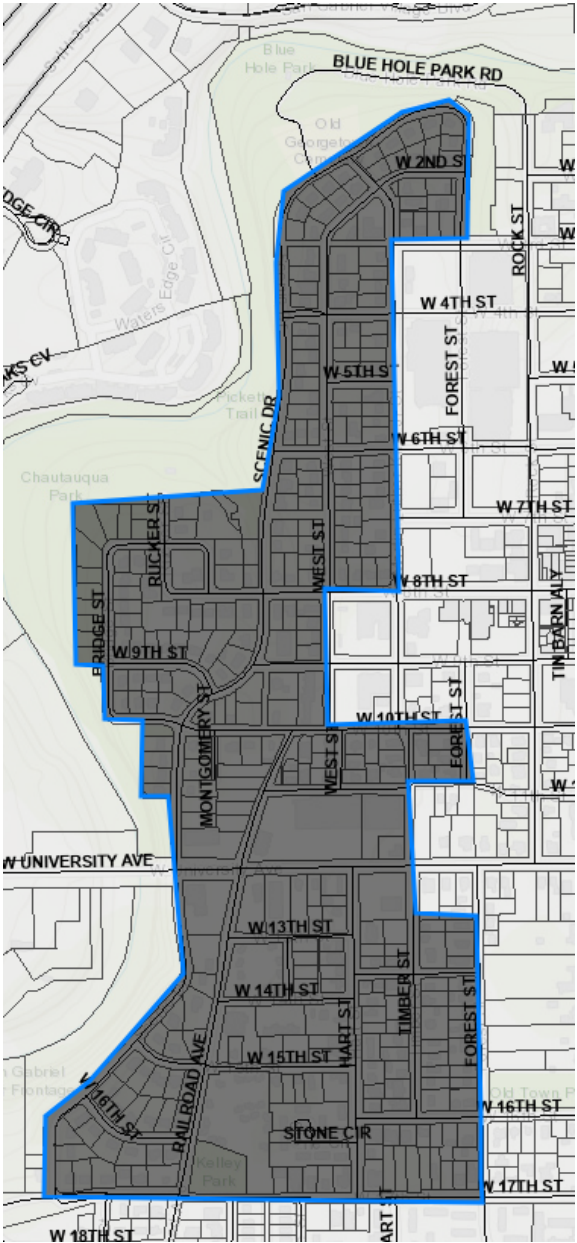




# Outreach

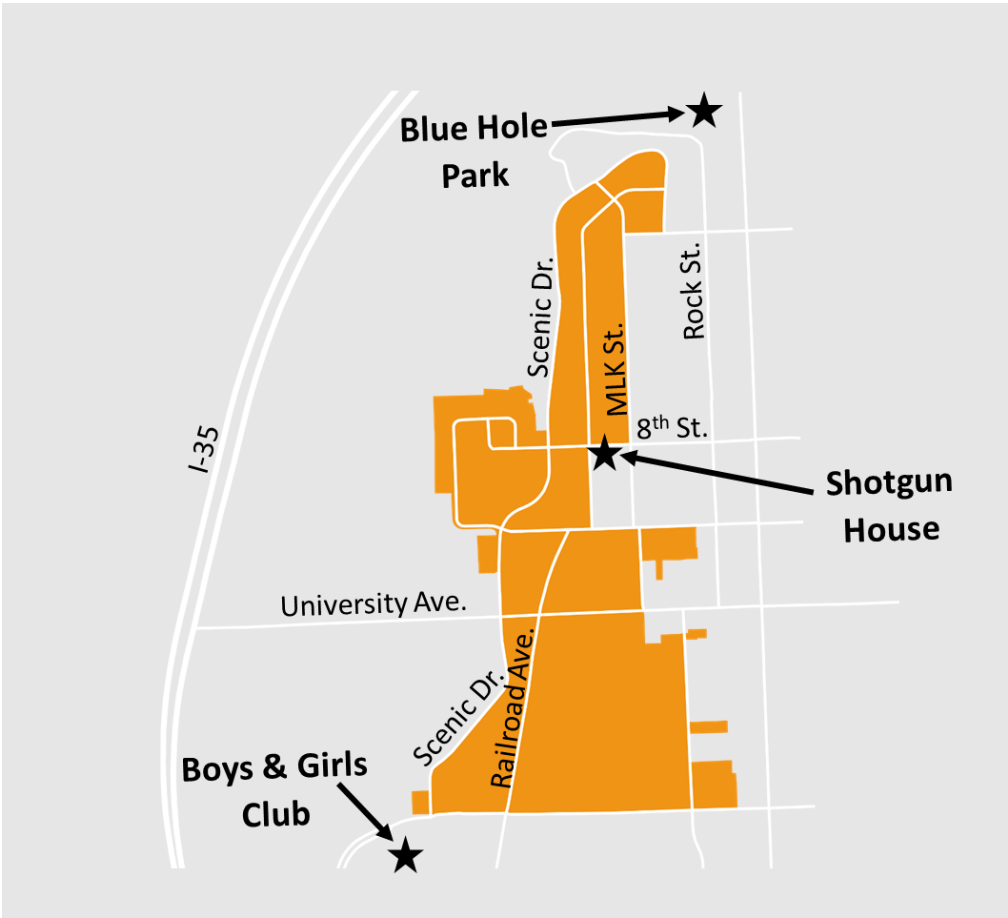
## Track Ridge Grasshopper (TRG) Neighborhood

.19 square miles

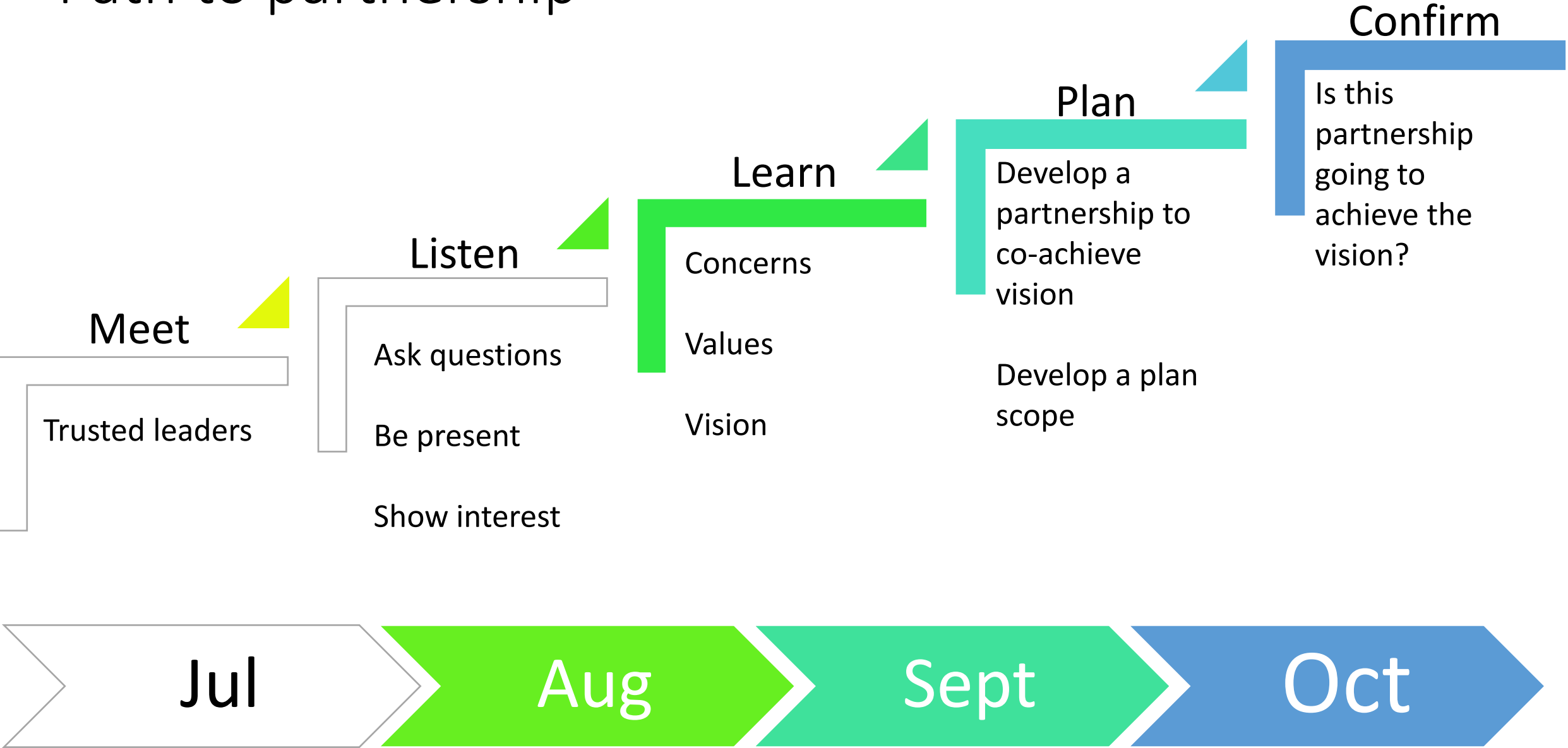


# TRG Initial Survey

Surveys completed	91
Addresses visited	417
Response rate	22%
Volunteers	20
Spanish only responses	9%



# Path to partnership



Jul

Aug

Sept

Oct

# Council Feedback

Question: Does the City Council support the process to gather information from the neighborhood?

Response:

- Identify neighborhood representatives and leaders
- Broad initial outreach
- Share examples of neighborhood plan – what a neighborhood plan is/does
- Ensure that feedback will translate to action
- Explain implications of plan, both sides of possible restrictions



# For more information

- If the public wants to participate or get more information, please contact either
- Si el público quiere participar o obtener más información, por favor comuníquense
- <https://2030.georgetown.org/neighborhood-plans/>

TRG -Susan Watkins (512) 930-8477, [susan.watkins@georgetown.org](mailto:susan.watkins@georgetown.org)

San Jose -Nat Waggoner (512) 930-3584, [nat.waggoner@georgetown.org](mailto:nat.waggoner@georgetown.org)



City of Georgetown, Texas  
Housing Advisory Board  
September 21, 2020

**SUBJECT:**

Presentation and discussion on the FY20 Home Repair Program. Susan Watkins, AICP, Housing Coordinator

**ITEM SUMMARY:**

Staff will provide an update on the progress of the Home Repair Program for FY20 and funding budgeted for FY21.

**FINANCIAL IMPACT:**

The Home Repair Program had a total allocation of \$130,000 from City of Georgetown (\$55,000) and CDBG funds (\$75,000) for FY20.

**SUBMITTED BY:**

Susan Watkins, AICP, Housing Coordinator

**ATTACHMENTS:**

Description	Type
□ Presentation	Presentation

# Home Repair FY20 Update

Housing Advisory Board  
September 21, 2020

# Agenda

- FY20 Successes
- FY21 Funding
- Program goals
- Next Steps

## FY20 Successes

- For the \$130,000 HFHWC partnership impacted:
  - 17 homes (24 people – 46% elderly/disabled)
  - 14 unique volunteers, 1799 volunteer hours
  - Value of volunteer hours = \$48,926
  - Value of discounts/donations = \$42,900
- Funding is exhausted
- Repair program continued despite COVID challenges

# Repairs



Before



After



Before



After



# Repairs



# FY21 Funding

- \$130K Total Funding
  - \$75K - CDBG funds from Williamson County
  - \$55K - City of Georgetown
    - \$25,000 (General Fund)
    - \$30,000 (Conservation – Water & Electric)

# Program Goals

- Preservation of neighborhoods
- Energy conservation
- Housing affordability
  - Support homeownership
  - Support homeowners with Historic requirements for rehabilitation
- Building partnerships with the non-profit community



# Income Eligibility adjustment

- Increase income eligibility from 50% to 80% AMI
  - Allows more workforce homeowners to apply

# Next Steps

- 10/13 – City agreement renewals – Council legislative item
- 10/14 – City funds to HFHWC
- 11/1 – estimated CDBG funds to Williamson County
- 11/10 or 11/24 – Council legislative item to accept grant from County/agreement with HFHWC – funds re-imbursable

City of Georgetown, Texas  
Housing Advisory Board  
September 21, 2020

**SUBJECT:**

Presentation and discussion of 0-2 year implementation items from the 2030 Plan Housing Element. Susan Watkins, AICP, Housing Coordinator

**ITEM SUMMARY:**

The Board will review the 2030 Plan Housing Element Implementation Items with a term of 0-2 years. Staff will introduce information for items included in the Board's work plan for the remainder of 2020.

**FINANCIAL IMPACT:**

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**SUBMITTED BY:**

Susan Watkins, AICP, Housing Coordinator

**ATTACHMENTS:**

<b>Description</b>		<b>Type</b>
<input type="checkbox"/>	Presentation	Presentation
<input type="checkbox"/>	Exhibit 1 - Implementation Plan	Exhibit

# Housing Element 0-2 Year Implementation Actions

Housing Advisory Board  
08.17.20

# Purpose

- Review 0-2 Year Implementation Actions and introduce items for Board work plan

The background image is a grayscale photograph of a brick building, likely a city hall or municipal office. The building has several windows and a central entrance. A tall, cylindrical smokestack is visible in the background behind some trees. A large, semi-transparent brown rectangle is overlaid on the center of the image, containing the title text.

# Housing Element

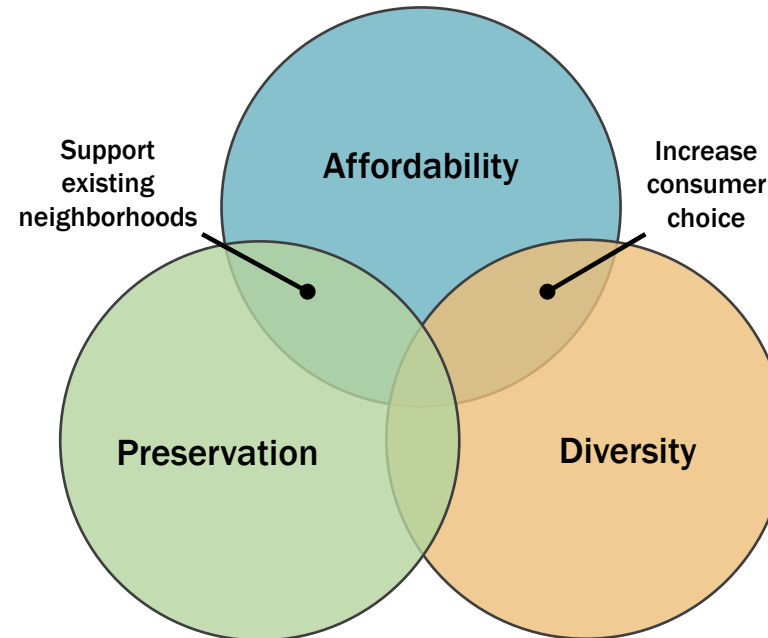
# 2030 Plan – Housing goal and policies

## 2030 Goal

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



## Policy Themes





# 2030 Plan Housing Element

- Purpose of HE
  - Appendices with data
    - Housing Inventory
    - Subarea Profiles
    - Affordability Analysis
    - Housing Toolkit
- Update adopted on March 10, 2020
- 14 housing policies
- Online at [2030.georgetown.org](http://2030.georgetown.org)





# 2030 Plan Housing Element

Preservation of units [H1.-H.3]



Preservation of neighborhoods [H.4]



# Implementation Plan Actions



## Preservation

- Preservation of existing units and home ownership
- Support neighborhoods



## Affordability

- Increase supply of affordable options
- Support for community housing efforts



## Diversity

- Promote additional housing options
- Support for aging in place

# Implementation Plan Legend

**“Term”** means the period, in years, during which the initiative should begin.

**0-2 Years = FY 2020-2022**

**3-4 Years = FY 2023-2024**

**5+ Years = FY 2025-2030**

**OG = On-Going**

**“Cost”** means the approximated budget required to accomplish the initiative.

**\$ = under \$10,000**

**\$\$ = \$10,000 to \$50,000**

**\$\$\$ = \$50,000 to \$100,000**

**\$\$\$\$ = \$100,000+**

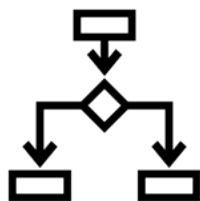
**“Leader”** means the entity responsible for championing each initiative, although the support of additional entities is often necessary.

# 3 Major Strategies



## Regulatory Framework:

Regulations and standards (“rules”) for the development of land primarily zoning and subdivision



## Decision Framework

Criteria and processes used in the decision-making process related to land development by City Council (“why”)



## Plans, Programs, Partnerships

Plans require additional work to further 2030






Programs are routine activities of the City

Partnerships allow us to maximize resources and concentrate efforts

# Implementation Plan Actions

Goals, Policies, and Action Items		Term	Cost	City Staff Lead
<b>Goal 2: Reinvest in Georgetown's existing neighborhoods and commercial areas to build on previous City efforts.</b>				
<b>Policy H.2 Preserve existing neighborhoods in targeted areas.</b>				
	H.2.a. Submit a budget request to complete a small area plan for the Track-Ridge-Grasshopper Neighborhood.	0-2	\$	Planning
	H.2.b. Develop a process to identify target neighborhoods.	0-2	\$	Planning
	H.2.c. Evaluate becoming a Community Development Block Grant (CDBG) direct entitlement jurisdiction in FY21.	0-2	\$	Planning
<b>Goal 6: Ensure access to diverse housing options and preserve existing neighborhoods for residents of all ages, backgrounds and income levels.</b>				
<b>Policy H.1 Preserve existing housing stock that contributes to diversity and affordability.</b>				
	H.1.b. Maintain home repair program for low income homeowners.	0-2	\$	Planning
	H.1.d. Expand homeowner home repair to workforce homeowners.	0-2	\$	Planning
<b>Policy H.3 Support owners' ability to stay in homes in neighborhoods with rapid value increases without limiting the sale of the home.</b>				
	H.3.a. Define metrics to classify "neighborhoods with rapid value increases" to consistently identify areas of focus (e.g., average annual increase of median home value).	0-2	\$	Planning

# Implementation Plan Actions

Goals, Policies, and Action Items		Term	Cost	City Staff Lead
<b>Goal 6: Ensure access to diverse housing options and preserve existing neighborhoods for residents of all ages, backgrounds and income levels.</b>				
<b>Policy H.4 Maintain and promote neighborhood character and quality.</b>				
	H.4.c. Support the establishment of neighborhood associations.	0-2	\$	Planning
<b>Policy H.5 Support and increase rental choices for low-income and workforce households unless the housing is substandard.</b>				
	H.5.d. Evaluate city policies for inclusion of workforce housing incentives, including special districts (MUD, PID) and special finance districts (TIRZ).	0-2	\$	Planning
<b>Policy H.7 Increase homeownership choices for workforce households.</b>				
	H.7.c. Identify potential revenue sources for creating a housing fund for use in development agreements and programming.	0-2	\$	Planning
<b>Policy H.9 Encourage and incentivize new housing and reinventions or additions to existing housing to provide a mixture of housing types, sizes, and price points.</b>				
	H.9.a. Update MUD/PID and residential PUD policies with definition of housing diversity.	0-2	\$	Planning
<b>Policy H.14 Provide opportunity for community engagement through outreach and communication.</b>				
	H.14.a. Expand community education and outreach programs to inform residents of available support, such as homebuyer education services, home rehabilitation grants, utility billing assistance, homestead exemptions, nonprofit partnerships for home maintenance and City Georgetown Housing programs.	0-2	\$	Planning

# Proposed Work Plan for 20/21

- Create neighborhood association program
- Research housing funding sources
- Expand the home repair program to workforce households
- Modify workforce housing standards
- Begin Track Ridge Grasshopper neighborhood plan
- Support Georgetown Housing Authority needs assessment

# Introduction: Neighborhood Association Program

- Current registration program for existing HOAs/NA to get notified of land use changes
- Communications & Public Engagement Department quarterly meetings
- Some neighborhoods do not have associations
- Many cities provide resources to assist with setting up a neighborhood association



# Introduction: Housing Funding Source

- Research potential sources
  - For example:
    - Housing finance corporation
    - Sale of publicly owned land
    - Master development agreements
- Present fund options
- Develop implementation plan for fund

# HOW TO USE THE IMPLEMENTATION PLAN

“Term” means the period, in years, during which the initiative should begin.

0-2 Years = FY 2020-2022

3-4 Years = FY 2023-2024

5+ Years = FY 2025-2030

OG = On-Going

“Cost” means the approximated budget required to accomplish the initiative.

\$ = under \$10,000

\$ \$ = \$10,000 to \$50,000







\$ \$ \$ = \$50,000 to \$100,000

\$ \$ \$ \$ = \$100,000+






“Leader” means the entity responsible for championing each initiative, although the support of additional entities is often necessary.

## 2030 Implementation Plan – Housing Element






### 0-2 Year Items

Goals, Policies, and Action Items		Term	Cost	City Staff Lead
<b>Goal 2: Reinvest in Georgetown’s existing neighborhoods and commercial areas to build on previous City efforts.</b>				
<b>Policy H.2      Preserve existing neighborhoods in targeted areas.</b>				
	H.2.a. Submit a budget request to complete a small area plan for the Track-Ridge-Grasshopper Neighborhood.	0-2	\$\$	Planning
	H.2.b. Develop a process to identify target neighborhoods.	0-2	\$	Planning
	H.2.c. Evaluate becoming a Community Development Block Grant (CDBG) direct entitlement jurisdiction in FY21.	0-2	\$	Planning
<b>Goal 6: Ensure access to diverse housing options and preserve existing neighborhoods for residents of all ages, backgrounds and income levels.</b>				
<b>Policy H.1      Preserve existing housing stock that contributes to diversity and affordability.</b>				
	H.1.b. Maintain home repair program for low income homeowners.	0-2	\$	Planning
	H.1.d. Expand homeowner home repair to workforce homeowners.	0-2	\$\$	Planning
<b>Policy H.3      Support owners' ability to stay in homes in neighborhoods with rapid value increases without limiting the sale of the home.</b>				
	H.3.a. Define metrics to classify “neighborhoods with rapid value increases” to consistently identify areas of focus (e.g., average annual increase of median home value).	0-2	\$	Planning






## 0-2 Year Items

Goals, Policies, and Action Items		Term	Cost	City Staff Lead
<b>Goal 6: Ensure access to diverse housing options and preserve existing neighborhoods for residents of all ages, backgrounds and income levels.</b>				
<b>Policy H.4 Maintain and promote neighborhood character and quality.</b>				
	H.4.c. Support the establishment of neighborhood associations.	0-2	\$	Planning
<b>Policy H.5 Support and increase rental choices for low-income and workforce households unless the housing is substandard.</b>				
	H.5.d. Evaluate city policies for inclusion of workforce housing incentives, including special districts (MUD, PID) and special finance districts (TIRZ).	0-2	\$	Planning
<b>Policy H.7 Increase homeownership choices for workforce households.</b>				
	H.7.c. Identify potential revenue sources for creating a housing fund for use in development agreements and programming.	0-2	\$	Planning
<b>Policy H.9 Encourage and incentivize new housing and reinventions or additions to existing housing to provide a mixture of housing types, sizes, and price points.</b>				
	H.9.a. Update MUD/PID and residential PUD policies with definition of housing diversity.	0-2	\$	Planning
<b>Policy H.14 Provide opportunity for community engagement through outreach and communication.</b>				
	H.14.a. Expand community education and outreach programs to inform residents of available support, such as homebuyer education services, home rehabilitation grants, utility billing assistance, homestead exemptions, nonprofit partnerships for home maintenance and City Georgetown Housing programs.	0-2	\$	Planning





## UDC Items

Goals, Policies, and Action Items		Term	Cost	City Staff Lead
<b>Goal 6: Ensure access to diverse housing options and preserve existing neighborhoods for residents of all ages, backgrounds and income levels.</b>				
<b>Policy LU.11 Encourage innovative forms of compact, pedestrian friendly development and a wider array of affordable housing choices through provisions and incentives.</b>				
	LU.11.a. Analyze and amend (if applicable) the UDC to allow more compact residential development (e.g. lot size, street width, setback, ranges in density).	0-2	\$\$\$	Planning
<b>Policy H.5 Support and increase rental choices for low-income and workforce households unless the housing is substandard.</b>				
	H.5.c. Analyze and amend (if applicable) the UDC to identify opportunities to improve Workforce Housing Development standards (e.g., lot size, setbacks, density, parking and coverage) to support low income and workforce renters.	0-2	\$\$\$	Planning
<b>Policy H.7 Increase homeownership choices for workforce households.</b>				
	H.7.b. Analyze and amend (if applicable) the UDC to identify opportunities to improve Workforce Housing Development standards (e.g., lot size, setbacks, density, parking and coverage) to support workforce homeownership opportunities.	0-2	\$\$\$	Planning
<b>Policy H.9 Encourage and incentivize new housing and reinventions or additions to existing housing to provide a mixture of housing types, sizes, and price points.</b>				
	H.9.b. Analyze and amend (if applicable) the UDC Housing Diversity Development standards to strengthen incentives.	0-2	\$\$\$	Planning
	H.9.c. Analyze and amend (if applicable) the UDC requirements and development standards for accessory dwelling units (ADUs).	0-2	\$\$\$	Planning




## Ongoing Actions

Goals, Policies, and Action Items		Term	Cost	City Staff Lead
<b>Goal 6: Ensure access to diverse housing options and preserve existing neighborhoods for residents of all ages, backgrounds and income levels.</b>				
<b>Policy H.1 Preserve existing housing stock that contributes to diversity and affordability.</b>				
	H.1.a. Evaluate potential funding sources, such as HOME, CDBG, sales tax revenue, housing bonds, future tax increments, the Community Reinvestment Act, and/or philanthropic partners, to incentivize the rehabilitation of existing single-family, duplex, quadplex, and multi-family homes.	OG	\$	Planning
	H.1.e. Coordinate with regional partners who might preserve units in Georgetown through Impact funds.	OG	\$	Planning
<b>Policy H.4 Maintain and promote neighborhood character and quality.</b>				
	H.4.a. Coordinate with local organizations (e.g., faith-based, scouting, or other community service groups) to organize a neighborhood clean-up day annual calendar.	OG	\$	Planning
	H.4.b. Encourage the neighborhood traffic management program to identify issues and alternatives to congestion and maintenance based on community feedback.	OG	\$	Public Works
<b>Policy H.5 Support and increase rental choices for low-income and workforce households unless the housing is substandard.</b>				
	H.5.a. Evaluate the needs of the Georgetown Housing Authority's programs and identify potential support the City can provide including, but not limited to, the use of CDBG funds, and energy efficiency upgrades.	OG	\$	Planning
	H.5.b. Support the Low-Income Housing Tax Credit (LIHTC) developments that meet the City's defined process.	OG	\$	Planning

## Ongoing Actions

Goals, Policies, and Action Items		Term	Cost	City Staff Lead
<b>Goal 6: Ensure access to diverse housing options and preserve existing neighborhoods for residents of all ages, backgrounds and income levels.</b>				
<b>Policy H.6 Support rental choices for senior households.</b>				
	H.6.a. Evaluate the needs of the Georgetown Housing Authority's programs and identify potential support the City can provide including, but not limited to, the use of CDBG funds, and energy efficiency upgrades.	OG	\$	Planning
<b>Policy H.7 Increase homeownership choices for workforce households.</b>				
	H.7.a. Support nonprofit developers to increase homeownership choices for workforce households.	OG	\$	Planning
<b>Policy H.11 Promote aging in place opportunities by aligning land use policies and transportation policies that promote a housing market capable of accommodating residents throughout all stages of life.</b>				
	H.11.a. Pursue Strategic Partnership grants focused on agencies that promote aging in place/community.	OG	\$	Planning
<b>Policy H.12 Actively seek and build public and private partnerships to leverage resources and promote innovation.</b>				
	H.12.a. Continue regular coordination with local nonprofit organizations, Williamson County, Georgetown ISD, Texas Department of Housing and Community Affairs, and local major employers.	OG	\$	Planning

## Other Actions

Goals, Policies, and Action Items		Term	Cost	City Staff Lead
<b>Goal 6: Ensure access to diverse housing options and preserve existing neighborhoods for residents of all ages, backgrounds and income levels.</b>				
<b>Policy H.13      Align housing goals with other city policies and strategic plans.</b>				
	H.13.a. Conduct a review of City policies and plans to identify potential conflicts and opportunities to support implementation of the 2030 Plan Update's Housing Element policies.	3-4	\$	Planning
<b>Policy H.10      Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities across the community.</b>				
	H.10.a. Analyze and amend (if applicable) the UDC Special District Policy to build on the existing requirement for diversity in housing stock to include a portion of the development that addresses affordability for the 60-120 percent Area Median Income (AMI) segment.	3-4	\$\$\$	Planning
<b>Policy H.8      Support the nonprofit community in creating housing opportunities for the most vulnerable residents (including but not limited to homeless, seniors, youth aging out of the foster care system, and people with disabilities).</b>				
	H.8.a. Develop a Health and Human Services Element for the comprehensive plan, as required by City Charter.	3-4	\$\$	Fire