MEETING CHALLENGE

I. Prepare housing policy statements that represent 3 themes - preservation, diversity and affordability
I. Prepare recommendations to the joint session of the City Council and Planning and Zoning Commission on 4/10/2019
AGENDA

• Part 1 – Recap from previous meeting

• Part 2 – Council Direction on Housing Goals and Policies

• Part 3 – Background information for policy evaluation

• Part 4 – Preparing technical recommendation for future Joint Session

• Part 5 – Public Comment, Next Steps
PART 1

Recap from previous meetings
PART 2

- Housing Goal
- City Council Direction
Goal

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

Policies

Affordability  Diversity  Preservation
• Council seeks policy statements encouraging a diversity in housing product options and a range of density

• Council seeks policy statements with the identified elements of preservation (*aging in place, naturally occurring affordable housing, home rehabilitation*)

• Council seeks policies that address the needs of Low income, workforce and seniors
PART 3

Background data for housing policy formation
<table>
<thead>
<tr>
<th>2012 Recommendation</th>
<th>Affordability Preservation Diversity</th>
<th>SMART</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Develop a program through which workforce housing developers can receive incentives to provide new units.</td>
<td>A</td>
<td>SMART</td>
</tr>
<tr>
<td>2. Determine suitable multifamily zoning locations with sufficient services and land use compatibility for an appropriate mix of housing variety within the city.</td>
<td>D</td>
<td>SMART</td>
</tr>
<tr>
<td>3. Continue the Housing Diversity density incentives for new residential construction.</td>
<td>A</td>
<td>Concerns about measurability</td>
</tr>
<tr>
<td>4. Prioritize the use of HUD CDBG funds for affordable housing</td>
<td>A</td>
<td>SMART</td>
</tr>
<tr>
<td>5. Strengthen home buyer counseling and support services.</td>
<td>D</td>
<td>Concerns about relevancy, measurability, timely</td>
</tr>
<tr>
<td>6. (a) Seek out County CDBG funds and State HOME funds in support of affordable housing initiatives; (b) subcontract with local nonprofits to implement projects.</td>
<td>A</td>
<td>SMART</td>
</tr>
<tr>
<td>7. Identify revitalization areas for concentrated investment.</td>
<td>P</td>
<td>SMART</td>
</tr>
</tbody>
</table>
Council seeks policy statements encouraging a diversity in housing options and a range of density.

Council seeks policy statements with the identified elements of preservation (aging in place, naturally occurring affordable housing, home rehabilitation).

Council seeks policies that address the needs of Low income, workforce and seniors.
DIVERSITY

• Planning area (City + ETJ) wide

• Data points for each area:
  • Housing products
  • Unit counts
  • Lot size
  • Household composition
  • Household income
  • Tenure
  • Value
  • Sales trend
LOT SIZES

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;1/4 Acre</td>
<td>53.9%</td>
</tr>
<tr>
<td>1/4 to 1 Acre</td>
<td>25.9%</td>
</tr>
<tr>
<td>1 to 5 Acres</td>
<td>15.1%</td>
</tr>
<tr>
<td>5+ Acres</td>
<td>3.4%</td>
</tr>
<tr>
<td>Other</td>
<td>1.7%</td>
</tr>
</tbody>
</table>

Source: 2016 5-Year ACS
TRENDS

• Smaller lot sizes for detached single family – 35’, 40’, 45’

• 7-14 units/acre for attached (The Grove, Rivery) for attached single family.

• Density caps set at total number of units, moving away from unit/acre maximums in recent agreement with Wolf Lakes.

• Most class A apartments are seeking 24 units/acre for high density multi-family (Whitney Crossing).

• Detached multi-family condominium regime developments (Gardens at Verde Vista)
DIVERSITY

The Grove @ Georgetown = 7 units/acre
Townhomes 25’-45’ wide lots

The Summit @ Rivery = 18 units/acre
Townhomes 24’-30’ wide lots
COMMUNITY INPUT

• More diverse housing types are needed.

• Demand for duplex, townhomes, condos, patio homes.

• Higher density is a potential solution to affordability.

• Not enough availability of housing to meet demand.
KEY FINDINGS

• Housing product options not evenly distributed across subareas.

• Decreasing options among lower price points.
Council seeks policy statements encouraging a diversity in housing product options and a range of density.

Council seeks policy statements with the identified elements of preservation (aging in place, naturally occurring affordable housing, home rehabilitation).

Council seeks policies that address the needs of Low income, workforce and seniors.
PRESERVATION

• Subarea Profiles
  • Year built
  • Household characteristics
    • Tenure – how long owner/renters have lived in home
  • Neighborhood change
    • Sales trends
• Protect existing neighborhoods and long time residents ability to age in place.
• Preserve naturally occurring affordable housing (NOAH)
• Home rehabilitation
COMMUNITY INPUT

• Cost of living is increasing in town and it is difficult for people who have been here to stay.

• Maintain existing core neighborhoods and downtown areas. Infill and expansion construction should be compatible with neighboring properties.
KEY FINDINGS

• Older duplexes, four-plexes and multi-family properties play an important role in affordable housing stock.

• Neighborhood change is a concern for some existing residents.
COUNCIL DIRECTION 2.26.19

- Council seeks policy statements encouraging a diversity in housing product options

- Council seeks policy statements with the identified elements of preservation (aging in place, naturally occurring affordable housing, home rehabilitation)

- Council seeks policies that address the needs of Low income, workforce and seniors
HOUSEHOLD PROFILES

Renters (27%)  Owners (73%)

51%  28%  Make less than $50,000/year

51%  23%  Pay more than 30% income for housing

21%  7%  Pay more than 50% income for housing

Source: 2016 ACS 1 year estimate
ALL HOUSEHOLDS

Source: 2016 HUD Income Limits: Williamson County, ACS 2016 1 Year Estimate
LOW INCOME HOUSEHOLDS

3,000

- 69% of renters are cost burdened $\rightarrow$ policies to increase rental inventory
- 68% of owners are cost burdened $\rightarrow$ policies to preserve homeownership

Source: 2016 HUD Income Limits, ACS 2016 1 Year Estimate, *ACS Table 25063
WORKFORCE HOUSEHOLDS

- 80% renters are cost burdened → policies to increase rental inventory
- 42% owners are cost burdened → policies to preserve homeownership
- Limited supply for sale under $250K → policies to increase homeownership opportunities

Source: 2016 HUD Income Limits, ACS 2016 1 Year Estimate
67% renters are cost burdened → policies to increase rental inventory

Source: 2016 HUD Income Limits, ACS 2016 1 Year Estimate
COMMUNITY INPUT

• Affordability has changed in 10-15 years.

• Affordable housing with rental and home buying is not only affecting low income but also medium income individuals and families.

• Hard to live in Georgetown on a single income.

• Rising costs of development.

• Issue for first-time home buyers.

• Realtors said affordability was top requested characteristic.
KEY FINDINGS

• Limited supply of rental options for low income renters
• Limited supply of rental options for workforce households
• Limited supply of for sale options for workforce households
• Limited supply of options for Senior renters
## FUTURE HOUSING UNITS ANTICIPATED

<table>
<thead>
<tr>
<th>Area</th>
<th>2016 # Households</th>
<th>2030 WilCo Population % change (est.)</th>
<th>2030 WilCo Population new housing units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Williamson County</td>
<td>173,125</td>
<td>55%</td>
<td>≈ 96,000</td>
</tr>
<tr>
<td>City + ETJ Area</td>
<td>34,182*</td>
<td>55%</td>
<td>≈ 19,000</td>
</tr>
<tr>
<td>Georgetown</td>
<td>25,235*</td>
<td>55%</td>
<td>≈ 14,000</td>
</tr>
</tbody>
</table>

Source: Texas State Data Center, ACS 2016 1 Year Estimate

* 2016 ACS used in lieu of City of Georgetown Planning and Development counts to provide regional comparison
CURRENT HOUSEHOLDS, FUTURE HOUSING UNITS

% of City + ETJ Households by Income - 2016

City + ETJ, 19,000 units – 2030

Source: ACS 2016 Household Income, City of Georgetown calculations using TSDC projection figure
PART 4

Prepare a recommendation to the Joint Session
HOUSING POLICIES ADOPTION PROCESS

- Vision
- Goals
- Policies

Proposed

Evaluate
- Steering Committee #8

Survey #2
- Joint Workshop #2

Confirm

Establish
- Public Meeting #2
- Council workshop
PART 5

Public comment, next steps
NEXT STEPS OVERALL

• Phase 2 Outreach – Survey Closes 3/13
• Joint Session #2 – 4/10/2019
• Public Meeting #2 – 5/2019