I. Prepare housing policy statements that represent 3 themes—diversity, preservation, and affordability
I. Prepare recommendations to the joint session of the City Council and Planning and Zoning Commission on 4/10/2019
• Part 1 – Council Direction on Housing Goals and Policies
• Part 2 – Recap from previous meeting
• Part 3 – Background information & policy evaluation activity
• Part 4 – Preparing technical recommendation for future Joint Session
• Part 5 – Public Comment, Next Steps
PART 1

- 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 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 2

Recap from previous meetings
## Results of 3/7 Steering Committee

<table>
<thead>
<tr>
<th>Policy Number</th>
<th>Policy</th>
<th>Specific</th>
<th>Achievable</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Coordinated Housing Programming (global policies)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C1</td>
<td>Actively seek and build partnerships to leverage resources and promote innovation.</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>C2</td>
<td>Align housing goals with other city policies and strategic plans.</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>C3</td>
<td>Ensure opportunity for stakeholder community engagement through outreach and communication.</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td><strong>Diversity</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D1</td>
<td>Encourage and incentivize new housing to provide a mixture of housing types, sizes and price points.</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>D2</td>
<td>Ensure land use designations and other policies allow for and encourage a mixture of housing types, densities, and price points.</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>D3</td>
<td>Provide opportunity to create 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.</td>
<td>X</td>
<td>Not</td>
</tr>
<tr>
<td>D4</td>
<td>Support choice-Provide enough housing options and services to allow people to stay in Georgetown as they grow older age in the community.</td>
<td>Not</td>
<td>Not</td>
</tr>
</tbody>
</table>
In terms of level of involvement, does this Steering Committee seek to:

1. Support
2. Sustain/maintain
3. Increase

the themes included in these draft policies?
Does the Committee seek coordination policies that:

1. Support
2. Sustain/maintain
3. Increase

City practices, programs or partnerships?
Does the Committee seek diversity policies that:

1. Support
2. Sustain/maintain
3. Increase

City practices, programs or partnerships?
Does the Committee seek preservation policies that:

1. Support
2. Sustain/maintain
3. Increase

City practices, programs or partnerships?
Does the Committee seek affordability policies that:

1. Support
2. Sustain/maintain
3. Increase

City practices, programs or partnerships?
PART 3

Background material presentation

Policy evaluation
Activity A – Present background material on policy group

Activity B - Individual policy evaluation (Mentimeter)
  • Is policy specific?
  • Is policy achievable?

Activity C - Small group discussion of why not specific or achievable

Activity D – Reporting of each small group
  • Staff take comments, rework and bring to Joint Session on 4/10
PRESERVATION

- Protect existing neighborhoods and long time residents ability to age in place.
- Preserve naturally occurring affordable housing (NOAH)
- Home rehabilitation
TECHNICAL STUDY

- Subarea Profiles
  - Year built
  - Household characteristics
    - Tenure – how long owner/renters have lived in home
  - Neighborhood change
    - Sales trends
• 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.
• 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.
• HAB – policies should:
  • Support and strengthen neighborhoods, preserve existing neighborhoods, protect and retain existing housing stock through public policy, revitalization of neighborhoods

• Comm. on Aging – policies should:
  • Include home modification, physical and financial help, self-determination are critical (ref. “Villages” in Austin as an example)
DRAFT POLICIES - PRESERVATION

P1  Preserve existing housing stock that contributes to diversity and affordability.

P2  Support owner choice to remain in their existing neighborhood.

P3  Maintain and promote neighborhood identity and quality.
P1 Preserve existing housing stock that contributes to diversity and affordability.

P2 Preserve existing neighborhoods.

P3 Support owner ability choice to stay remain in their home existing neighborhood in neighborhoods with rapid value increases.

P4 Maintain and promote neighborhood character identity and quality.
• At time of posting, survey data was not yet available.
ACTIVITY B – INDIVIDUAL POLICY EVALUATION

Go to www.menti.com and use the code 89 49 05

PURPOSE

- Determine if the housing policies achieve Council direction.
- Determine if the draft housing policies are SMART.
• What aspect of the policy requires more specificity?

• What aspect of the policy is not achievable?
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
Source: 2016 HUD Income Limits: Williamson County, ACS 2016 1 Year Estimate
LOW INCOME HOUSEHOLDS

- 69% of renters are cost burdened → policies to increase rental inventory
- 68% of owners are cost burdened → 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
CURRENT HOUSEHOLDS, FUTURE HOUSING UNITS

% of City + ETJ Households by Income - 2016

- Less than $25,000: 39%
- $25,000 to $49,999: 19%
- $50,000 to $74,999: 17%
- $75,000 to $99,999: 11%
- Over $100,000: 11%

City + ETJ, 19,000 units – 2030

- Less than $25,000: 2,000
- $25,000 to $49,999: 7,500
- $50,000 to $74,999: 3,500
- $75,000 to $99,999: 3,000
- Over $100,000: 3,000

Source: ACS 2016 Household Income, City of Georgetown calculations using TSDC projection figure
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
A1  Support existing rental choices for low-income households.

A2  Increase rental choices for workforce households.

A3  Increase rental choices for senior households.

A4  Increase homeownership choices for workforce households.

A5  Support community housing choices for all residents.
• HAB – want to see the terms “Create more, support existing”, be specific on homelessness, include the idea of “working poor, underserved”, add an education component

• Comm. on Aging – Financial assistance
• At time of posting, survey data was not yet available.
ACTIVITY B – INDIVIDUAL POLICY EVALUATION

Go to www.menti.com and use the code 89 49 05

PURPOSE

- Determine if the housing policies achieve Council direction.
- Determine if the draft housing policies are SMART.
ACTIVITY C – SMALL GROUP DISCUSSION

• What aspect of the policy requires more specificity?

• What aspect of the policy is not achievable?
PART 4

Prepare a recommendation to the Joint Session
PART 5

Public comment, next steps
NEXT STEPS OVERALL

• Joint Session #2 – 4/10/2019
• Council workshop - 4/23/2019
• Public Meeting #2 – 5/2019