

Minutes of Meeting of the
2030 Comprehensive Plan Update Steering Committee
Georgetown Public Library, Friends Room
402 W. 8th Street Georgetown, Texas 78626
Thursday, November 1, 2018 6:00 pm

In attendance: Mayor Dale Ross; Tommy Gonzalez; Ercel Brashear; Josh Schroeder; Doug Noble; Lou Snead; Danielle Houck; Suzy Pukys; Linda McCalla

Staff present: Sofia Nelson; Nat Waggoner; Susan Watkins; David Morgan; Wayne Reed

Regular Session – To begin no earlier than 6:00 pm

Mayor Ross called the meeting to order at 6:05 pm.

- A. Consideration and possible approval of the minutes of the Steering Committee meetings of June 7, July 12, August 2 and September 6 meetings. Karen Frost, Recording Secretary

Minutes approved.

- B. During the meeting, the project team reviewed the components which define the housing situation in Georgetown. These components will ultimately become sections of the updated Housing Element (Housing Inventory, Subarea Profiles and Affordability Analysis). The project team shared housing supply and demand information through a series of four (4) short, formal presentations. In between those presentations, the project team facilitated small group discussions with the Committee in order to collect key findings related to local housing supply and regional demand.

Presentation #1: Regional employment, housing demand (rental units)

Presentation #2: Housing demand (for sale units)

Presentation #3: Supply (rental units)

Presentation #4: Supply (for sale units)

A summary of findings is included as an attachment to these minutes.

- C. Public Comment Sofia Nelson and Nat Waggoner

No public comments were received.

- D. Next Meeting Date/Time/Agenda Karen Frost, Recording Secretary

The next meeting will be held on January 3 at 6:00 pm in the library.

Adjournment

Meeting was adjourned at 8:05 pm.

Approved, Mayor Dale Ross

Attest,

Re: Steering Committee Meeting #5 – Summary of Findings

At the meeting, the Committee reviewed the current Housing Element and the direction for housing provided by the City Council in 2016. The project team recapped the purposes of the Housing Inventory, Subarea Profiles, and State of the City.

Following the recap of the Steering Committee discussions to date, the project team shared housing supply and demand information through a series of four (4) short, formal presentations. In between those presentations, the project team facilitated small group discussions with the Committee in order to collect findings related to local housing supply and regional demand.

- Presentation #1: Regional employment, housing demand (rental units)
- Presentation #2: Housing demand (for sale units)
- Presentation #3: Supply (rental units)
- Presentation #4: Supply (for sale units)



Included in the above photo and summarized below is a summary of the comments shared during the group reporting period. The findings will be considered in the recommendations portion of the Housing Element.

Rental Demand

- Housing is an economic development issue
- Surprised by high renter cost burden
- Surprised Georgetown AMI is lower than WilCo
- Surprised that there are a significant amount of more renters are cost burdened than owners.
- The data suggests there is a segment of the population for whom Georgetown is unaffordable

For Sale Demand

Do Sun City numbers skew planning area numbers?
Lower income is more cost burdened.
Surprised that anyone under \$20K could own a home
Not enough houses for \$50K incomes
When looking at regular employment you can't afford the job
Income does not equal ownership

Rental Supply

Send to Council: Georgetown needs more 2 plex, 4 plex
Used to be no more than 20% class A, we have 40% because of cost to build
Lower rents for single family than expected
Duplexes = affordability
Surprising that more subsidized units than Class B

For Sale Supply

Surprised nothing under \$399K west of I-35
Townhouses/condos play a role in the market
Density is the answer
of units under \$275K in next 12-18 months, making some progress
Surprised to know wages not growing as fast as housing costs
2008-2018 Wages not growing as fast as housing costs increase UDC, increase cost