<table>
<thead>
<tr>
<th>I</th>
<th>REVIEW OUTCOMES OF S/C MEETING #2 INCLUDING Q&amp;A AND DISCUSSION POINTS</th>
<th>S. NELSON</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>STEERING COMMITTEE FEEDBACK</td>
<td>N. WAGGONER</td>
</tr>
<tr>
<td>II</td>
<td>EDUCATION: UTILITY PLANNING AND THE FUTURE LAND USE PLAN</td>
<td>W. WRIGHT</td>
</tr>
<tr>
<td></td>
<td>EDUCATION: HOUSING (AREA MEDIAN INCOME &amp; POLICY TOOLKIT EXAMPLES)</td>
<td>S. WATKINS</td>
</tr>
<tr>
<td>III</td>
<td>ALIGNMENT</td>
<td>N. WAGGONER</td>
</tr>
<tr>
<td></td>
<td>INTRODUCTION TO DEMOGRAPHICS</td>
<td>N. WAGGONER</td>
</tr>
<tr>
<td></td>
<td>QUESTION AND ANSWER</td>
<td>S. NELSON, N. WAGGONER</td>
</tr>
<tr>
<td></td>
<td>NEXT MEETING DATE/TIME/AGENDA</td>
<td>K. FROST</td>
</tr>
</tbody>
</table>
Part I
PROJECT ADMINISTRATION
What lessons have we learned from previous master planning efforts?
- Parks
- OTP
- Eco Devo
- Housing
• Let’s vet housing solutions early.
• Need to analyze impact of UDC on development costs.
• Include a regional perspective of housing market.
• Review feedback on future land use, alignment and housing presentations
PURPOSE

• Follow up on request for utility buildout information
• Provide additional housing background
• Wesley Wright to present this item
• Current definitions
• Area Median Income
• Toolkit examples
• Affordable (2012 Housing Element)
  o Paying no more than 30% of one’s gross household income on shelter

• Senior (Industry standards)
  o Age restricted at 55 or 62

• Workforce (City of Georgetown UDC)
  o Workforce Housing Developments are available for those whose incomes are less than or equal to 80% AMI

• Low-income (Industry standard)
  o Often households that make 50% or 30% or less than AMI
Housing Definitions (Cont.)

• Subsidized
  - Government sponsored economic assistance programs
    - Federal programs
      - Public Housing
      - Housing Choice Voucher (commonly known as Section 8)
      - Low Income Housing Tax Credit

• Market rate
  - No rent restrictions
SUBSIDIZED HOUSING IN GEORGETOWN

Low Income Housing Tax Credit units
• 952 General (188 to open by Dec. 2018)
• 301 Senior (122 to open by Dec. 2018)

Public Housing/Section 8 New Construction
• 218 units (Stone Haven & Shady Oaks)

Housing Choice Vouchers
• Approx. 100

43 Habitat for Humanity homes
WILCO AREA MEDIAN INCOME (AMI), FAMILY OF 4

EXTREMELY LOW: $25,800
VERY LOW: $43,000
LOW: $51,600
MEDIUM: $68,800
ABOVE MIDEH: $86,000
ABOVE MIDEH: $103,200
ABOVE MIDEH: $120,400

Source: Graphic (COSF), 2018 HUD Income Limits
EXAMPLE HOUSING TOOLKITS

• Two national policy toolkit examples
  o What about Housing? A Policy Toolkit for Inclusive Growth
    • https://groundedsolutions.org/housing-policy-toolkit/
  o Creating Affordability Locally
What's your Housing Situation?

Our Housing is Already Unaffordable.
Page 5-6

How can we address homelessness? P. 22
How can we facilitate housing mobility and choice for lower-income residents? P. 17-19

How can market activity help generate revenue for affordable housing investments? P. 19-20

Blight is a Problem and Our Neighborhood Has Been in Decline.
Page 9-10

How can we fix up vacant and distressed properties without losing affordability? P. 14-15
How else can we fund affordable housing investments? P. 21

Rents are Rising and Our Neighborhood is Gentrifying.
Page 7-8

How do we keep the lower-cost housing options from disappearing? P. 12-13
How do we keep existing tenants in their homes? P. 11-12

How do we help low income families become homeowners and build equity? P. 15-17
How do we help homeowners weather financial hardship and stay in their homes? P. 13-14
Preservation

- Right of first refusal
- Property tax incentives
- Moving properties into subsidy programs
- Preserving public housing: Rental Assistance Demonstration

One of the most cost-effective approaches for ensuring the ongoing availability of affordable rental housing is to preserve the affordability of housing where low- and moderate-income renters already live.

One study found that it cost 25 to 40 percent more to develop a unit of subsidized rental housing through new construction than through the acquisition and rehabilitation of existing housing units—a common rental preservation strategy.**

Most rental housing preservation efforts focus on units whose owners participate in one or more housing subsidy programs. There are two primary reasons for this. First, subsidized units are often easier to preserve than unsubsidized units. Second, many existing subsidized housing developments include “deep” subsidies (such as project-based Section 8 assistance) that support very low-income and extremely low-income renters.*

However, even low-income housing that is not subsidized, preservation policies targeting unsubsidized units are also an important part of an affordable housing policy package.

In this section, we begin with an overview of the essential components of a preservation strategy for subsidized rental housing. We then examine four policies that can help to preserve a range of different property types, including unsubsidized housing.***

Other policies that can be used to preserve affordable rental housing, such as condo conversion policies and property acquisition funds, are covered in other sections of this guide.

* Under the 2012 definition of affordable housing, a household is considered affordable if its income does not exceed the area median income (AMI) by more than 50 percent. The term “deeply subsidized” refers to households whose income does not exceed 50 percent of the AMI.

** For a reference to housing assistance, see “Preserving Subsidized Rental Housing” by the National Low Income Housing Coalition, 2013.

*** The Federal Emergency Rental Assistance (ERAS) program has increased the availability of subsidized rental housing. See “Emergency Rental Assistance Program” by the National Low Income Housing Coalition, 2021.

The second component is that a government entity and/or low-income developers must be afforded the “right of first refusal” (known as “right of first purchase” in Maryland) to purchase the property and preserve affordability. In Maryland, qualifying entities, including the local housing authority and low-income developers, have the “right of first purchase” when an owner proposes to sell or transfer an “assisted unit.” In Maine, the state housing authority has the “right of first purchase” when an owner takes any action that would result in “the termination of financial assistance designed to make the rental units affordable to low-income or moderate-income people.” In Massachusetts, the Department of Housing and Community Development has the “right of first refusal” as well as the opportunity to match any other offers submitted.

Property Tax Incentives

How it works

One way to preserve the affordability of a rental property is to provide owners with financial incentives for achieving this outcome. These incentives can be delivered in a variety of different ways, including property tax exemptions or abatements. A property tax exemption lowers the amount of tax a property owner owes by reducing the property’s assessed value. A property tax abatement lowers an owner’s property taxes by providing a credit against taxes owed. Both approaches can incentivize owners to maintain their subsidized or unsubsidized property as affordable.

Where to start

Property tax incentives are adopted by local departments of finance, revenue, or taxation and may require state authorization.

Considerations

When property tax incentives are used to encourage property owners to remain in government subsidy programs, or when they are applied as part of a financing package for mission-driven owners seeking to purchase a subsidized property, property tax incentives can foster long-term affordability. Tax incentives can also be a means of persuading unsubsidized property owners to maintain affordable rents, but generally the subsidies remain for only a limited period, such as ten years. If rents and property values are trending up, and if a property upgrade is required to qualify for the tax incentive in the first place (as is often the case), it is unlikely that owners (unless they are mission-driven) will continue to participate in the incentive once the initial period ends, as they can realize a higher profit by renting to market-rate tenants. For this reason, in the context of rising rents, property tax incentives for unsubsidized properties might best be considered an “affordability bridge” for a few- to five-year period, providing the community with time to develop and implement long-lasting options for affordability, such as the construction of low-income housing.

Multifamily landlords refer to households that pay the “going rate” for housing in general, excluding housing means that either the tenant or the landlord receive a subsidy.

Preserving, Protecting, and Expanding Affordable Housing: Preservations | changeissolutions.org
Part III
WORK SESSION
Session III – Alignment and Demographics
CHARTER PRESCRIBED ELEMENTS

COMPLETED OR IN PROGRESS

✓ Future Land Use Element
✓ Traffic circulation and public transit
✓ Recreation and Open Space
✓ Infrastructure, including wastewater, electric, solid waste, drainages and potable water
✓ Citizen Participation Plan
✓ Housing
✓ Public Safety

OUTSTANDING

☐ Historic Preservation
☐ Urban Design
☐ Public buildings and facilities (CIP)
☐ Economic Development
☐ Health and Human Services
☐ Conservation and environmental resources
6 STEPS OF ALIGNMENT

- Full account
- Conflicts & Cohesion
- Policy & Goals
- FLUM
- Scrub
- Implementation
Introduction
PURPOSE

- Feedback from group on missing data points, characteristics, benchmarks
POPULATION

• Population
• Age pyramid
• Median age
• Sex
• Race
• Ethnicity
• Language spoken at home
• Occupation
• Industry
• Travel time to work
• Household income
• Educational attainment

• Household size
• Household type
• Rent vs own
• Home value
• Housing occupancy
• Units in structure
• Year structure built
• Monthly housing cost as percentage of household income
• Free and reduced lunch
• Percentage of households with health insurance
DATA SOURCES

Data sources
- 2016 American Community Survey
- 2018 population provided by City
- Building permits
- Avalanche reports

Comparisons
- The County
- The Austin-Round Rock MSA
- Historic Georgetown trends
Historic Population of Georgetown

- Comprehensive Plan Years

2016 Population of Georgetown
59,436  +32% 2009-2016

2016 Population of Williamson County
490,619  +32% 2009-2016
## POPULATION TRENDS

<table>
<thead>
<tr>
<th>Population:</th>
<th>Median Age:</th>
<th>Median Household Income:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010: 47,400*</td>
<td>2016: 45.8**</td>
<td>2016: 64,256**</td>
</tr>
<tr>
<td>2016: 59,436**</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Source: Decennial Census; Plan 2030

** Source: U.S. Census Bureau, 2016 ACS
## AGE AND SEX

### Median Age

<table>
<thead>
<tr>
<th>Location</th>
<th>Median Age</th>
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<tbody>
<tr>
<td>Georgetown</td>
<td>45.8</td>
</tr>
<tr>
<td>Williamson Co.</td>
<td>36.2</td>
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</tbody>
</table>

### Age and Sex Pyramid

- **Retired**
- **Peak Workforce/Approaching Retirement**
- **Prime Workforce**
- **School/Young Professional**
- **School Children**

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Williamson Co.</th>
<th>Georgetown Male</th>
<th>Georgetown Female</th>
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</thead>
<tbody>
<tr>
<td>0-4</td>
<td>10%</td>
<td>8%</td>
<td>6%</td>
</tr>
<tr>
<td>5-9</td>
<td>4%</td>
<td>4%</td>
<td>6%</td>
</tr>
<tr>
<td>10-14</td>
<td>4%</td>
<td>6%</td>
<td>8%</td>
</tr>
<tr>
<td>15-19</td>
<td>8%</td>
<td>4%</td>
<td>6%</td>
</tr>
<tr>
<td>20-24</td>
<td>4%</td>
<td>6%</td>
<td>8%</td>
</tr>
<tr>
<td>25-29</td>
<td>6%</td>
<td>4%</td>
<td>6%</td>
</tr>
<tr>
<td>30-34</td>
<td>8%</td>
<td>4%</td>
<td>6%</td>
</tr>
<tr>
<td>35-39</td>
<td>4%</td>
<td>6%</td>
<td>8%</td>
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<tr>
<td>40-44</td>
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<td>4%</td>
<td>6%</td>
</tr>
<tr>
<td>45-49</td>
<td>6%</td>
<td>4%</td>
<td>6%</td>
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<tr>
<td>50-54</td>
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<td>6%</td>
<td>8%</td>
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<tr>
<td>55-59</td>
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<tr>
<td>60-64</td>
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<tr>
<td>65-69</td>
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<td>70-74</td>
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<tr>
<td>80-84</td>
<td>6%</td>
<td>4%</td>
<td>6%</td>
</tr>
<tr>
<td>85+</td>
<td>8%</td>
<td>4%</td>
<td>6%</td>
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</tbody>
</table>
RACE AND ETHNICITY

**Race**
- White: 92.3%
- Black or African American: 3.1%
- American Indian and Alaska Native: 0.2%
- Asian: 1.0%
- Some other race: 2.1%
- Two or more races: 1.4%

**Ethnicity**
- Georgetown: 21% Hispanic or Latino, 79% Not Hispanic or Latino
- Williamson Co.: 24% Hispanic or Latino, 76% Not Hispanic or Latino

Nearly 7% of the City’s population speaks English less than “very well”
EDUCATION, INCOME, AND TRAVEL TIME

**Williamson Co.**
- Average Commute Time: 27.4 minutes
- Median Household Income: $75,935

**Georgetown**
- Average Commute Time: 27.1 minutes
- Median Household Income: $64,256

**Median Household Income in Georgetown**
- $64,256 vs. $75,935

**Educational Attainment**
- Less than 9th grade: 5%
- 9th to 12th grade, no diploma: 12%
- High school graduate: 78%
- Some college, no degree: 10%
- Associate's degree: 20%
- Bachelor's degree: 40%
- Graduate or professional degree: 15%

*Georgetown vs. Williamson Co.*
PUBLIC MEETING #1

• Community partners
• Fact Sheet
• Host toolkits (discussion guide)
• Registration on 2030.Georgetown.org
NEXT STEPS

• Feedback opportunity

• Next Meeting is 09/06
  • Review demographic findings
  • Public Meeting preparation
  • Direction from 8/28 Council Workshop
THANK YOU

2030.georgetown.org
2030@georgetown.org