

Notice of Meeting of the Housing Advisory Board of the City of Georgetown, Texas October 6, 2026

The Georgetown Housing Advisory Board will meet on October 6, 2026 at 5:30 PM at Council and Court Building, 510 W 9th Street.

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.

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 on the table at the entrance to the meeting room. Clearly print your name and the letter of the item on which you wish to speak and present it to the Board Liaison prior to the start of the meeting. You will be called forward to speak when the Board considers that item. Only persons who have delivered the speaker form prior to the meeting being called to order may speak. Speakers will be allowed up to three minutes to speak. If you wish to speak for six minutes, it is permissible to use another requestor's granted time to speak. No more than six minutes for a speaker may be granted. The requestor granting time to another speaker must also submit a form and be present at the meeting.

On a subject not posted on the agenda: A request must be received by the Advisory Board or Commission Liaison prior to the day the agenda for this meeting is posted. Each speaker will be given three minutes to address the Board or Commission members. No action can be taken.

Regular Session

1.A Planning Department Boards and Commissions Training

Planning Department board specific training for new, current, and reappointed members for the Planning & Zoning Commission, Historic and Architectural Review Commission, Housing Advisory Board, Unified Development Code Advisory Committee, and Zoning Board of Adjustments -- Stephanie McNickle, Planning Specialist

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 _____, 2026, at _____, and remained so posted for at least three business days preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
Housing Advisory Board
October 6, 2026

SUBJECT:

Planning Department Boards and Commissions Training

SUGGESTED ACTION:

Planning Department board specific training for new, current, and reappointed members for the Planning & Zoning Commission, Historic and Architectural Review Commission, Housing Advisory Board, Unified Development Code Advisory Committee, and Zoning Board of Adjustments --
Stephanie McNickle, Planning Specialist

ITEM SUMMARY:

Staff presented to the Historic and Architectural Review Commission, Planning & Zoning Commission, Zoning Board of Adjustments, Housing Advisory Board, and UDC Advisory Committee on the following topics: Planning Department Mission and Staff, Board Introductions, the Code of Ordinances and Meeting Schedules, Public Hearings and Parliamentary Procedures, Conflicts of Interest, the Unified Development Code, the Unified Development Code Rewrite, the 2030 Comprehensive Plan and Future Land Use Map, Zoning Maps, and next steps for Commissioners.

FINANCIAL IMPACT:

SUBMITTED BY:

Bess Hagan, Planning Department

ATTACHMENTS:

[HAB Board-Specific Training 24-25, 25-26, 26-27.pptx](#)

[HAB Board Training.pdf](#)

Housing Advisory Board

October 7, 2025 | Board Specific Training

Table of Contents

- Board Purpose and Mission
- Components of the Housing Element
- Housing Tax Credit Resolution process
- Current Housing Programs

Housing Advisory Board Mission

The purpose of the Housing Advisory Board is to ensure that the City has affordable housing for residents of all income levels. The Board is responsible for providing long-range housing research and policy recommendations with the housing element of the City's comprehensive plan. The Board is also responsible for reviewing and making recommendations regarding housing developments that request City support for state and federal funding.

Responsibilities

- Long-range housing research and policy recommendations with the 2030 Housing Element
- Reviewing and making recommendations regarding housing development that requests city support for state and federal funding

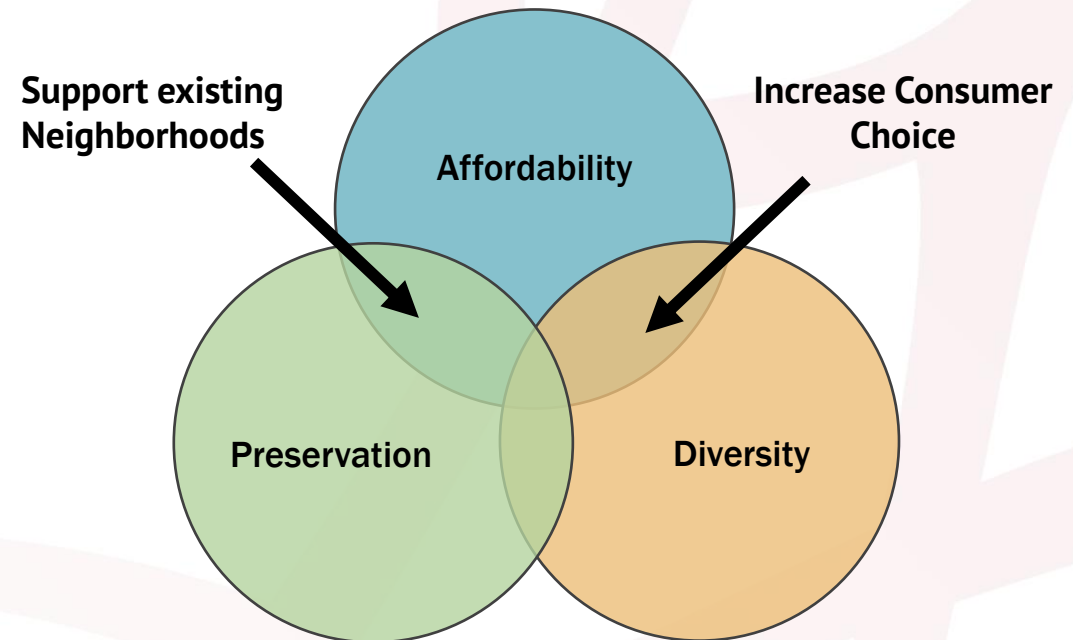
Housing Element

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

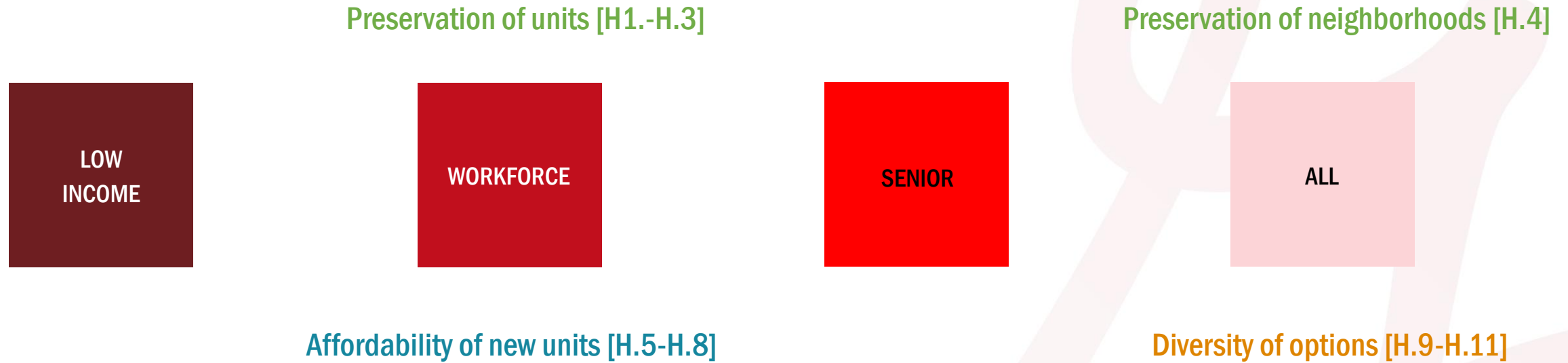


2030 Plan Housing Element

- Purpose of Housing Element
- Update adopted on March 10, 2020
- 14 housing polices
- Online at 2030.georgetown.org



2030 Plan Housing Element



Current Housing Programs

Current Programs

- Home Repair Program
- Community Development Block Grant (CDBG) Funding

Home Repair Program

- Began in 2008
- Partnership with Habitat for Humanity in 2018
- Current funding
 - General Fund
 - Conservation Fund (energy and water)
 - Community Development Block Grant Funding

Home Repair Program



Policy H.1 Preserve existing housing stock that contributes to diversity and affordability.

- Protect existing housing stock that provides a range of housing types, price points and sizes to overall inventory.



Policy H.2 Preserve existing neighborhoods in targeted areas.

- Certain neighborhoods require special consideration of development impacts to ensure character and compatibility are protected.
- Preservation efforts may be defined through small area planning.



Policy H.3 Support owners' ability to stay in homes in neighborhoods with rapid value increases without limiting the sale of the home.

- Homeowners may be priced out of their existing homes and neighborhoods due to drastic increases in property values, as shown in the housing subarea profile analysis (**Appendix Q: Housing Subarea Profiles**), that result in property tax increases.



Policy H.4 Maintain and promote neighborhood character and quality.

- Neighborhood vitality is maintained and promoted through neighborhood association support, enhancements and beautification efforts.
- Character and quality may be defined and promoted through small area planning or creation of neighborhood conservation districts.

Home Repair 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 (Habitat for Humanity of Williamson County)



Home Repair Program

- Citywide eligibility to apply for program
- Direct outreach efforts
 - Old Town and Downtown districts
 - Homeowners in need of utility bill assistance
 - Seniors in need of accessibility improvements
 - Awareness of ability to assist urgent repairs (subject to fund availability)

For more information visit:

[City of Georgetown Home Repair Program](#)

Community Development Block Grant (CDGB) Funding Overview

- Entitlement Communities
 - Non-entitlement communities can be sub-recipients
 - CoG is subrecipient of Williamson County
 - Annual Application for funding
- Low to Moderate Income (LMI) areas
 - At least 47% of households have incomes at or below 80% of the Area Median Income (AMI)
- Funding spent within one year

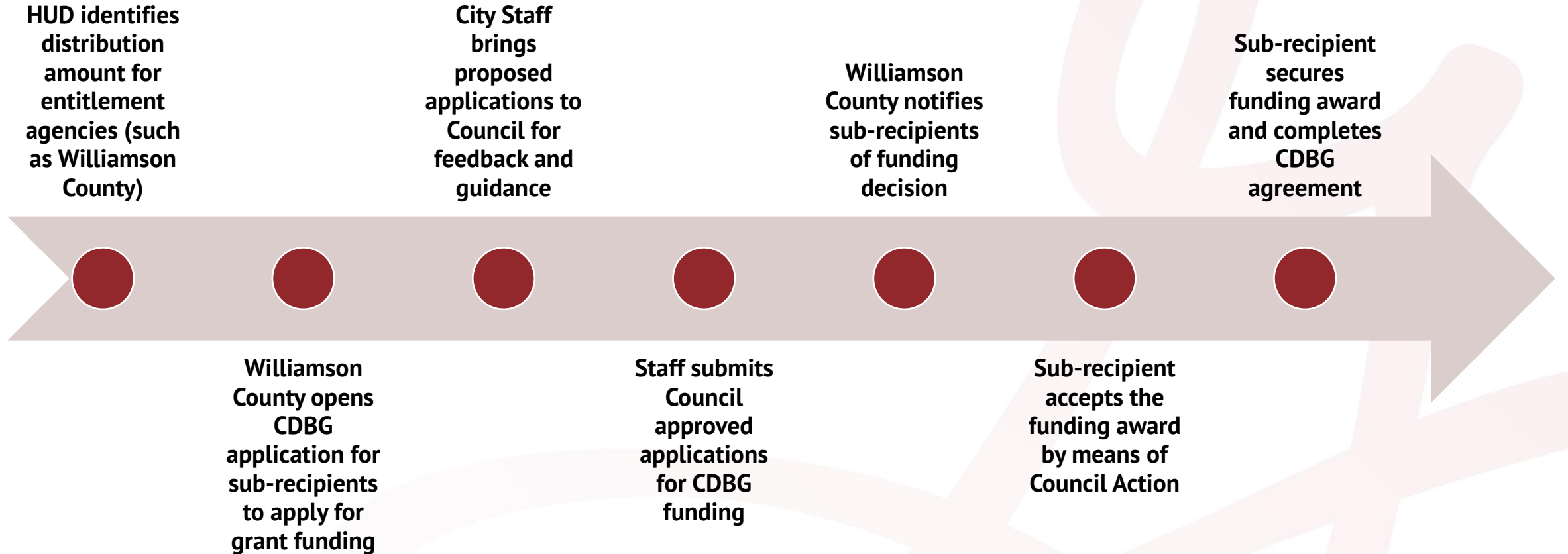
Background

- Williamson County is a direct recipient of CDBG funds
 - City of Georgetown applies for funds from Williamson County as a subrecipient
- All CDBG funds must be used for projects that meet at least one of the following HUD national objectives:
 - Benefit low to moderate income persons (80%)
 - Eliminate slums/and or blight
 - Address urgent community development need

Williamson County Funding Priorities 2024-2028

- Public Infrastructure
- Increase Access to Affordable Housing
- Decrease Homelessness
- Public Services
- Affirmatively Further Fair Housing

General Process



Previously Supported Applications

2013	\$79,400	Wastewater line for Georgetown Project's NEST Homeless Teen Center
	\$38,000	Engineering for sidewalks along MLK/3 rd and 2 nd Street
2014	\$160,000	Sidewalk along the south side of E. 2 nd St from Austin Ave to College St
2015	\$87,120	Sidewalk along MLK/3 rd Street from Scenic to Austin
2016	\$135,500	Sidewalk along Scenic Dr to connect University Ave and 6 th St.
2018	\$206,824	Sidewalk along 17 th St to connect Forest and Railroad Street.
	\$75,000	Home Repair Program (<i>funds utilized in 2019/2020</i>)
2019	\$75,000	Home Repair Program (<i>funds utilized in 2021/2022</i>)
	\$97,000	Water/Wastewater to support Shepherd Village (<i>completed 2023</i>)
2021	\$100,000	Home Repair (<i>funds utilized in 2022-2024</i>)
2022	\$150,000	Home Repair (<i>currently utilizing grant funds in 2024</i>)
2023	\$150,000	Home Repair (<i>grant funds to be utilized in 2024</i>)

Project Sampling



Project Sampling



Project Sampling



Project Sampling



Helpful Information

Websites

- georgetowntexas.gov/housing
- georgetowntexas.gov/planning
- maps.georgetown.org
- georgetowntexas.gov/agendas

Contact Information

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