

Notice of Meeting of the Housing Advisory Board of the City of Georgetown, Texas August 26, 2024

The Georgetown Housing Advisory Board will meet on August 26, 2024 at 2:30 PM at Historic Light and Waterworks Building, 809 Martin Luther King, Jr 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 Meeting Minutes

Consideration and possible action to approve the minutes from the June 3, 2024, regular meeting of the Housing Advisory Board -- Erica Metress, Planning Specialist

1.B Review of 2030 Comprehensive Plan and Housing Action Item

Presentation and review of Georgetown's 2030 Comprehensive Plan, Housing Action Items, and staff data deliverable based on the metrics defined for action item H.3.a. of the Housing Element. Discussion on next steps and action items in preparation for the last Housing Advisory Board quarterly meeting of 2024 -- Kimberly Spencer, Assistant Planning Director

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 _____, 2024, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

City of Georgetown, Texas
Housing Advisory Board
August 26, 2024

SUBJECT:
Meeting Minutes

SUGGESTED ACTION:
Consideration and possible action to approve the minutes from the June 3, 2024, regular meeting of the Housing Advisory Board -- Erica Metress, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Erica Metress, Planning Department

ATTACHMENTS:
[06.03.2024 HAB Minutes Final.pdf](#)

Minutes of the Housing Advisory Board City of Georgetown, Texas Monday, June 3, 2024

The Georgetown Housing Advisory Board met on Monday, June 3, 2024 at 2:45 PM at Historic Light and Waterworks Building, 809 Martin Luther King, Jr Street.

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The following Members were in attendance:

Present were: Nikki Brennan, Christi Cowden, Michael D Charles, Alice L York

Public Wishing to Address the Board

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1. Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the February 12, 2024, regular meeting of the Housing Advisory Board -- Erica Metress, Planning Specialist

Moved by Christi Cowden; seconded by Nikki Brennan to Approve the February 12, 2024, Housing Advisory Board meeting minutes.

Motion Approved: 4- 0

Voting For: Nikki Brennan, Christi Cowden, Michael D Charles, Alice L York

Voting Against: None

1.B [Housing Programs, Neighborhoods and Comprehensive Plan Action Item Discussion](#)

Staffing Update

Housing Programs –Sources of Funding

2030 Comprehensive Plan Housing Element Action Item

Next Steps -Deliverables

Next Housing Advisory Board Meeting

Kimberly Spencer, Interim Assistant Planning Director, provided an overview of the purpose of today's meeting which included staffing updates, sources of funding for the housing programs, the 2030 Comprehensive Plan Housing Element Action item, and next steps. After the overview of the today's meeting, Spencer began to speak on the sources of funding for the housing programs.

Board Member Charles inquired about the location of Shepard's Village. Spencer explained that it is located on 21st street and acknowledged that the infrastructure project was completed through the Community Development Block Grant Program funds. Spencer recalled that Shepard's Village is still working through the final plat and planned unit development aspect of the project.

Board Member Charles referred to the CDBG eligibility criteria with the objective to eliminate slums and/or blight and asked if that included commercial blights. Spencer confirmed that CDBG funds can be applied to infrastructure projects and home-related repairs but acknowledged that she did not have knowledge of CDBG funds being used in the past for commercial projects.

Board Member Charles requested the full list of CDBG criteria of eligibility and inquired about the frequency of updates for the Eligible Census Block Groups for CDBG Application Map. Spencer acknowledged that the current map is the most updated version and explained that if there were a desire for a more updated map, that would require a door-to-door consensus.

Board Member York asked if the service of 7 households was based on the application submitted last week. Spencer clarified that it is based on the amount that was applied for which would serve approximately 7 households.

Board Member York asked if there was a minimum or maximum dollar amount of CDBG funds dedicated to each of the 7 households. Spencer explained that based on the eligibility criteria, there is no defined minimum or maximum per household.

Board Member York inquired about where the application is processed. Spencer explained that it is directly applied through Habitat for Humanity which is partnered with the City of Georgetown to facilitate the Home Repair Program.

Board Member York asked if there were any overlap with Preservation Georgetown.

Spencer explained that the funds were not linked with Preservation Georgetown. Spencer continued the presentation with the next section pertaining to neighborhood associations.

Board Member York referred to the previous HAB meeting in which a collaboration with Cindy Medrano, Public Engagement Coordinator, was mentioned to discuss missing HOA and Neighborhood Associations from the map. Spencer explained that there is a differentiation in the map that was presented during the last HAB meeting and clarified that the map included all registered and non-registered HOA and Neighborhood Association that have signed up for notification of land use developments within the 300-foot buffer of the project.

Spencer projected the Neighborhood Association Notification Registration Form and discussion on the restrictions of the form ensued.

Spencer continued to the section of Neighborhood Associations of the presentation.

Board Member York asked if there is a possibility in changing the word association so that it does not prompt negative responses from residents. Board Member Charles mentioned that the question was discussed in the last HAB meeting.

Board Member York mentioned that there is a non-profit that functions out of Tippit Middle School and noted that they may be aware of who the leaders are for the communities in that area. Spencer welcomed contact information of active participants in the targeted neighborhoods.

Spencer continued to the next section regarding the 2030 Comprehensive Plan: Housing Element Action Item 53 H.3.a.

Board Member Cowden asked for the purpose of the rapid value increases. Spencer explained that the purpose is to consistently identify areas of focus and clarified that known changes in a neighborhood are tracked through possible metrics as seen in the staff presentation.

Board Member Cowden asked if the purpose was to preserve more affordable housing options in the area. Spencer mentioned that aging in place is another element that can be benefited from knowing and addressing the data.

Board Member York asked for the overarching goal of the metrics provided in the staff presentation. Spencer explained that the Housing Element Action comes from the 2030 Comprehensive Plan which includes the goal to ensure access to diverse housing options and preserve existing neighborhoods, for residents of all ages, backgrounds, and income levels.

Spencer continued the presentation.

Spencer asked the board for their opinions on the possible metrics provided in the staff presentation. Board Member Charles commented that the age of the home needs to be a factor of the metrics as seen from the Williamson Central Appraisal District and added that the classification of the home needs to have a measurable component. Board Member Charles recommended to use the Williamson Central Appraisal District as a starting point.

Spencer continued the meeting with action item next steps.

Board Member York mentioned targeting the San Jose and downtown neighborhoods. Board Member York suggested to add appraised value of the house, age of the house, and residents over the age of 65 to the list of metrics to consider.

Discussion on owner versus renter occupied metrics.

Spencer proposed changing the 3rd quarter HAB meeting from July 15th to a date in August. Board Members shared their availability with staff.

Adjournment

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Housing Advisory Board
August 26, 2024

SUBJECT:

Review of 2030 Comprehensive Plan and Housing Action Item

SUGGESTED ACTION:

Presentation and review of Georgetown's 2030 Comprehensive Plan, Housing Action Items, and staff data deliverable based on the metrics defined for action item H.3.a. of the Housing Element. Discussion on next steps and action items in preparation for the last Housing Advisory Board quarterly meeting of 2024 -- Kimberly Spencer, Assistant Planning Director

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Erica Metress, Planning Department

ATTACHMENTS:

[Housing Advisory Board Meeting Presentation - 08.26.2024.pdf](#)

Housing Advisory Board Meeting

August 26, 2024 | City of Georgetown Planning Department

Kimberly Spencer, Assistant Planning Director

Zane Brown, Management Analyst

Ryan Clark, Long Range Senior Planner

Meeting Overview

- Review Previous Meeting/Focus of Today's Meeting
- Overview 2030 Comprehensive Plan
- Present Housing Element Action Item Deliverable
- Discussion Questions
- Action Items - Next Steps
- Upcoming Key Dates

Review Area of Focus – Previous Housing Advisory Board Meeting

- Defined Action Item
 - H.3.a. Define metrics to classify “neighborhoods with rapid value increases” to consistently identify areas of focus (e.g., average annual increase of median home value)
- Developed Defined Metrics
 - Discussed and determined 9 metrics for staff to focus on
- Discussed Staff Actions
 - Outlined staffs' intent to gather, review, and analyze data
 - Staff shared expectation of presenting a data deliverable for defined metrics

2030 Comprehensive Plan Overview

2030 Comprehensive Plan Overview

Community Conversations



2030 Plan Update Themes

Community input collected through the *On The Table* event and the first survey was organized by specific comments, and later categorized by themes. The following seven themes emerged as the most common ideas and sentiments, which were used to guide the development of this 2030 Plan Update.

2030 Comprehensive Plan Overview

Community Feedback

Figure 16. *On the Table* and Survey #1 Input Highlights

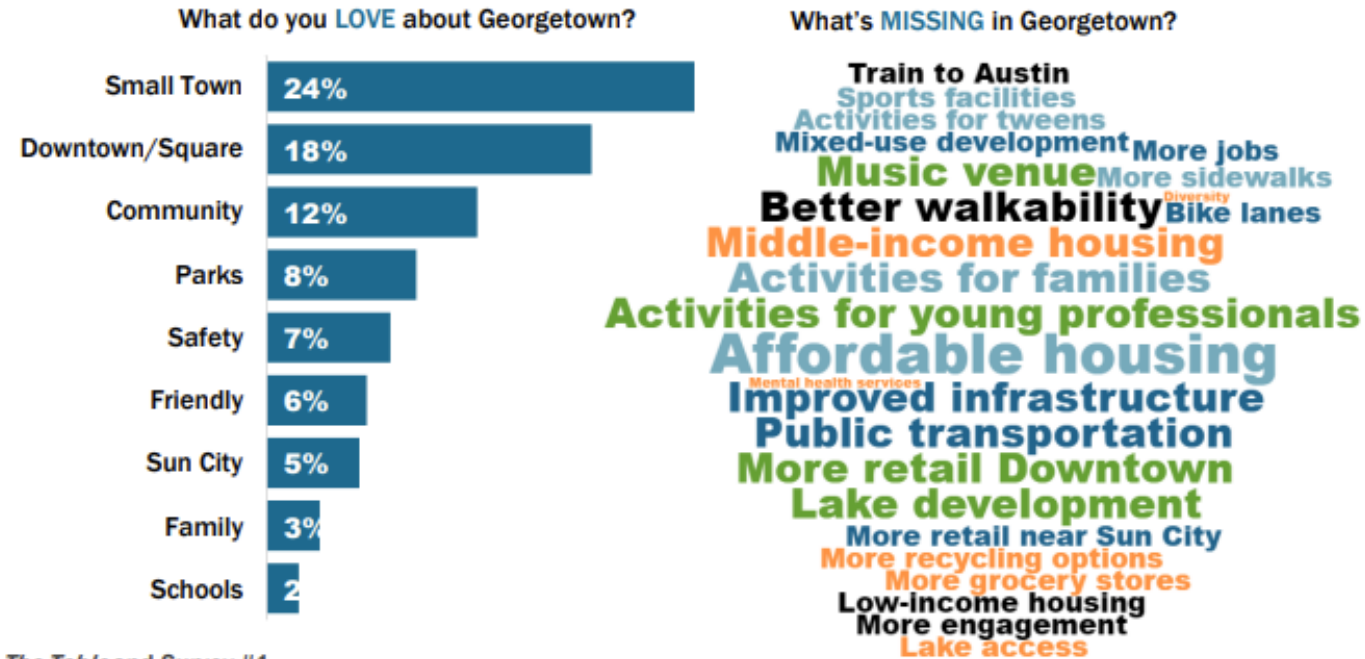


Figure 17. Participation Summary of *On The Table* and Survey #1



2030 Comprehensive Plan Overview

Community Themes

Theme 1. Maintain the Family-Oriented, Small-Town Feel

- It is crucial to preserve Georgetown's small-town feel to maintain a strong sense of community.
- Incorporate family-friendly development.
- Host and promote family-oriented events.

Theme 2. Continue to Encourage High Quality Development

- Residents are proud of Downtown Georgetown and its appearance. Residents love the vibrant and walkable downtown area and mentioned appreciation of the historical buildings and local shops.
- Georgetown should not reduce development standards to attract development. Instead, Georgetown should maintain high development standards while still promoting more affordable development.
- There should be more sidewalks installed around the City. In addition, current sidewalks should be improved.

Theme 3. Focus on Housing Diversity and Affordability

- Rising housing prices have aided in creating a high cost of living, increasing to the point where many feel as though they might not be able to live in Georgetown in the near future.
- Georgetown lacks a variety of housing types within the City.
- Incentives should be used to help create a more affordable community.
- Some community members are concerned regarding the provision of low-income housing and preferred to focus on middle-income housing.

Theme 4. Enhance Economic Development Opportunities

- Residents like the large variety of local businesses and restaurants throughout the community. Part of Downtown Georgetown's distinct charm involves the large amount of local businesses in the area.
- The City should improve Georgetown's efforts to attract and accommodate younger generations. More nightlife and entertainment will attract college students and other younger professionals.
- Recruit higher-paying employers such as technology companies to combat the rising cost of living.
- Develop the eastern areas of Georgetown to match the level of amenities available in other portions of the City.

2030 Comprehensive Plan Overview

Community Themes

Theme 5. Enhance Citizen Participation and Engagement

- Citizens desire to be notified as to when public events take place to allow for greater community participation. Combining social media with more traditional forms of advertising would notify additional people.
- The community benefits from increased notification of public input opportunities and development happening in Georgetown. Although this information might be available to the public, it is important to advertise it in such a way that most residents in the community are made aware.
- Pursue more opportunities to engage the community where they already are, including school events and festivals.

Theme 6. Maintain and Add to the Existing Quality Parks and Recreation

- Expand the existing trail network to connect to areas throughout Georgetown and foster equitable access to nature and recreation.
- Improve access to parks and open space by allowing free entry. Garey Park is not affordable for all and all parks should be free to residents.
- Increase the amount of open space and parks in our existing neighborhoods and plan for it in our future neighborhoods.

Theme 7. Improve and Diversify the Transportation Network

- There is a need for better public transit within the City. Some residents are unaware of GoGeo transit and feel that the service should be better advertised. Some residents would prefer the addition of a light rail system, such as a trolley.
- A commuter rail that runs to Austin and surrounding areas is desired.
- Traffic light synchronization should be improved to help alleviate traffic congestion.
- Although traffic congestion has become an issue throughout the City, many residents feel that Williams Drive needs significant improvements.

2030 Comprehensive Plan Overview

10 Goals



Goal 1

Balanced Land Use



Goal 2

Reinvestment



Goal 3

Development
Framework



Goal 4

Historic Preservation



Goal 5

Effective
Communication



Goal 6

Housing &
Neighborhoods



Goal 7

High Quality
Infrastructure



Goal 8

Land Use that
Enables Partnerships



Goal 9

Integrate
Greenspace &
Recreation



Goal 10

Maintain High
Quality Services
as We Grow

Goal 6 - Ensure access to diverse housing options and preserve existing neighborhoods for residents of all ages, backgrounds and income levels.

13 Relevant Housing Policies and 1 Land Use Policy

32 Specific Action Items for Implementation

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

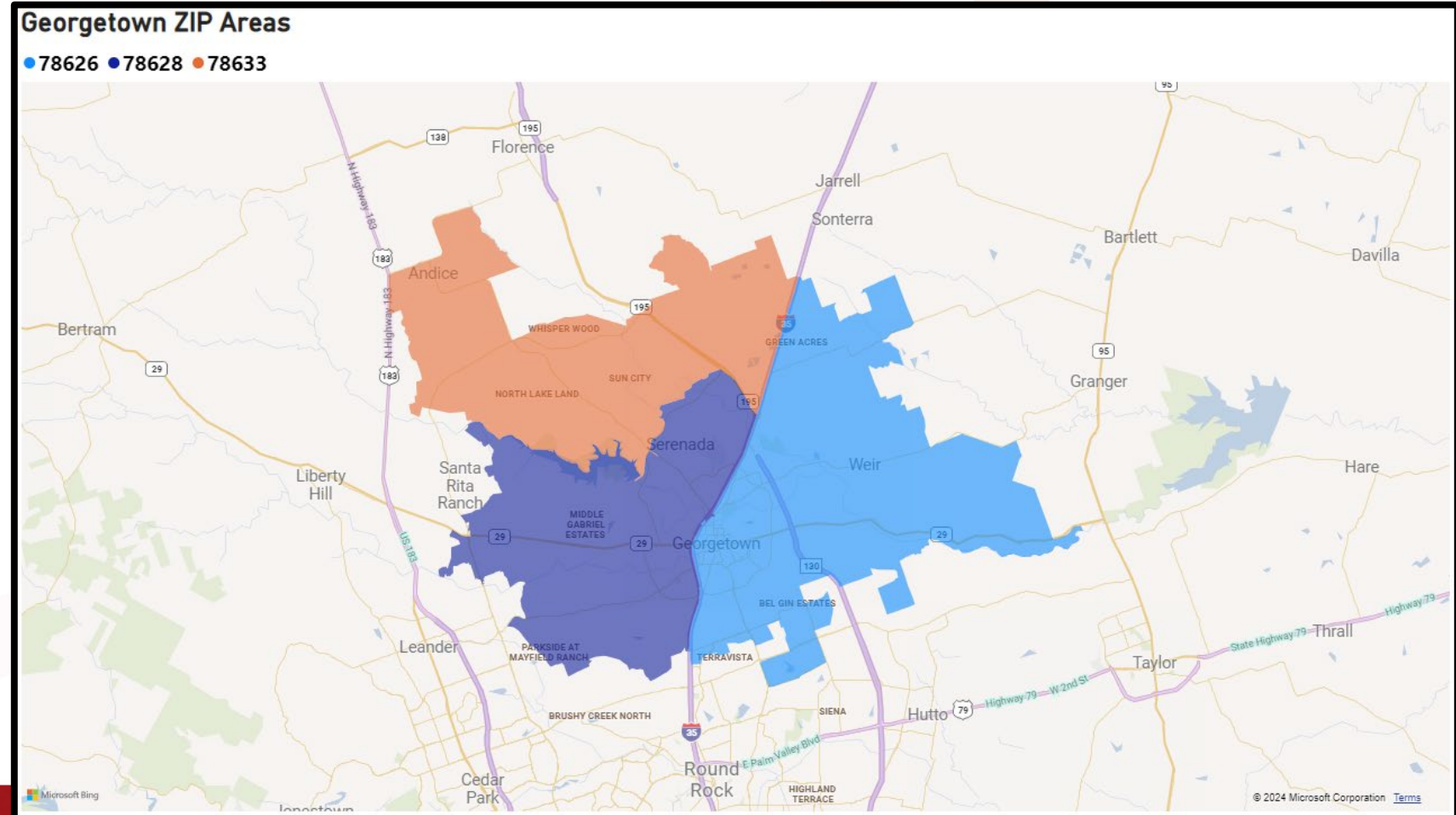
H.3.a. Define metrics to classify "neighborhoods with rapid value increases" to consistently identify areas of focus (e.g. average annual increase of median home value).

Deliverable Proof of Concept Background Info

- Data Sources
 - WCAD Open Data Portal
 - City of Georgetown Permitting Data
- Analysis/Visualization
 - Power BI Data Visualization Software
- Data Timeframe
 - 2023-24 Snapshot

ZIP Code Areas

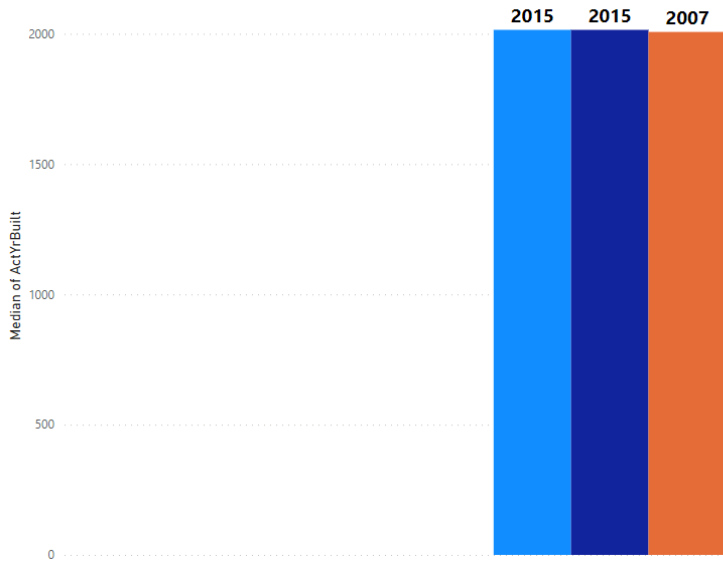
- 3 zip codes used for proof of concept
- Potential for different geographical subdivisions for final tool



Build Year and Market Value

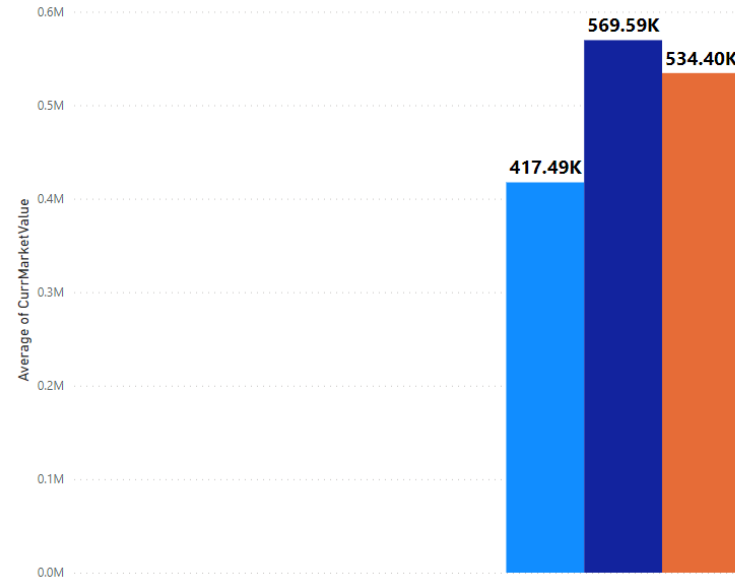
Median Year Built by ZIP

● 78626 ● 78628 ● 78633



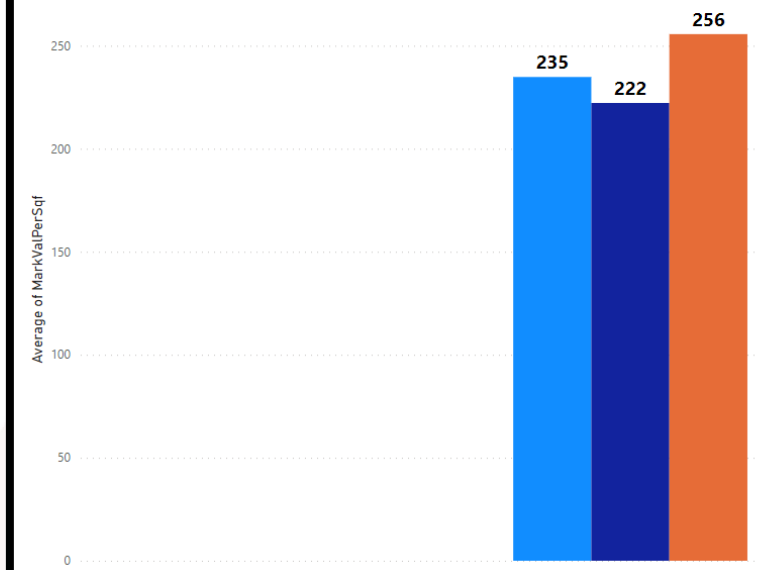
Average Market Value by ZIP

● 78626 ● 78628 ● 78633

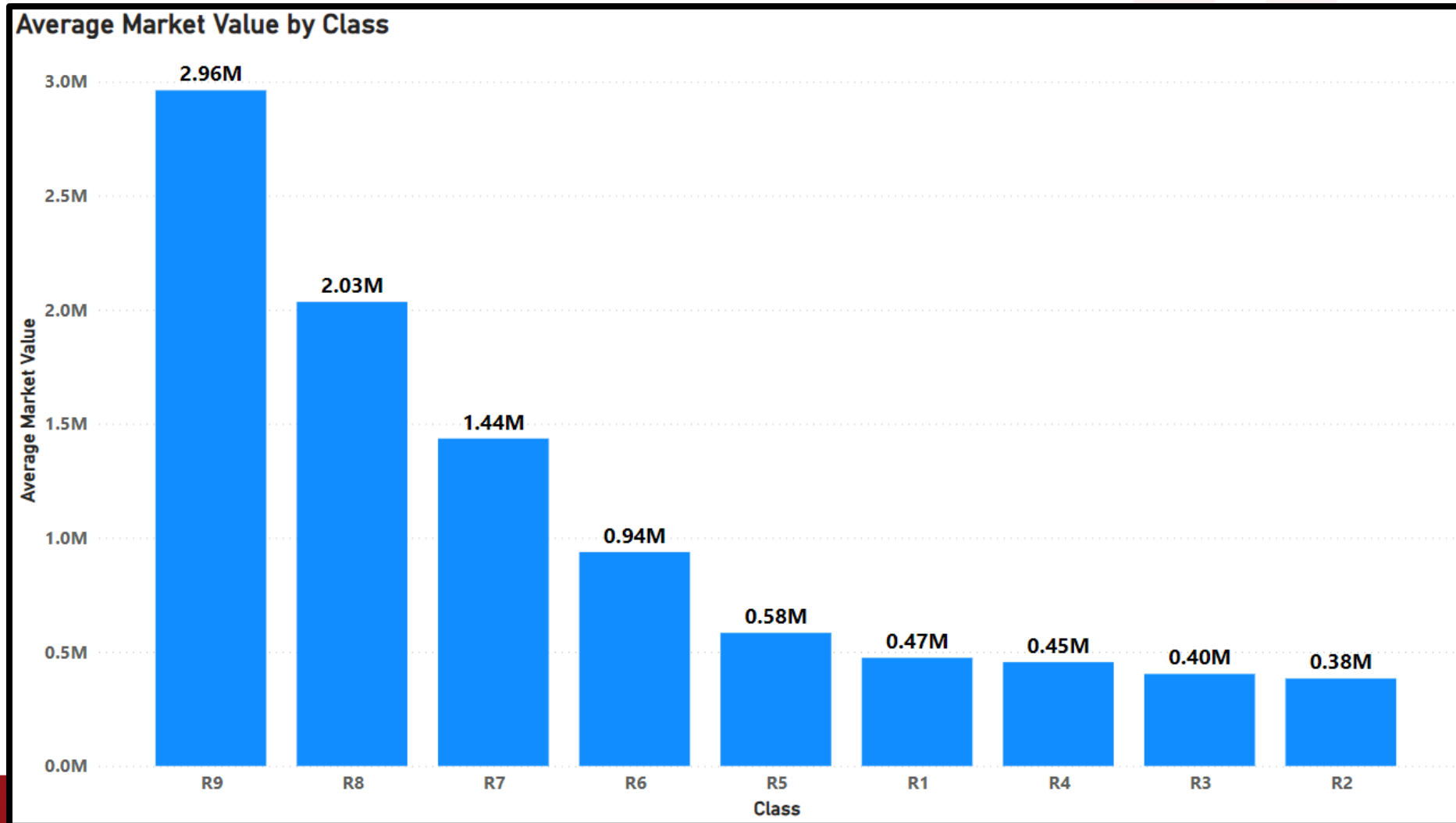


Average Value per Square Foot by ZIP

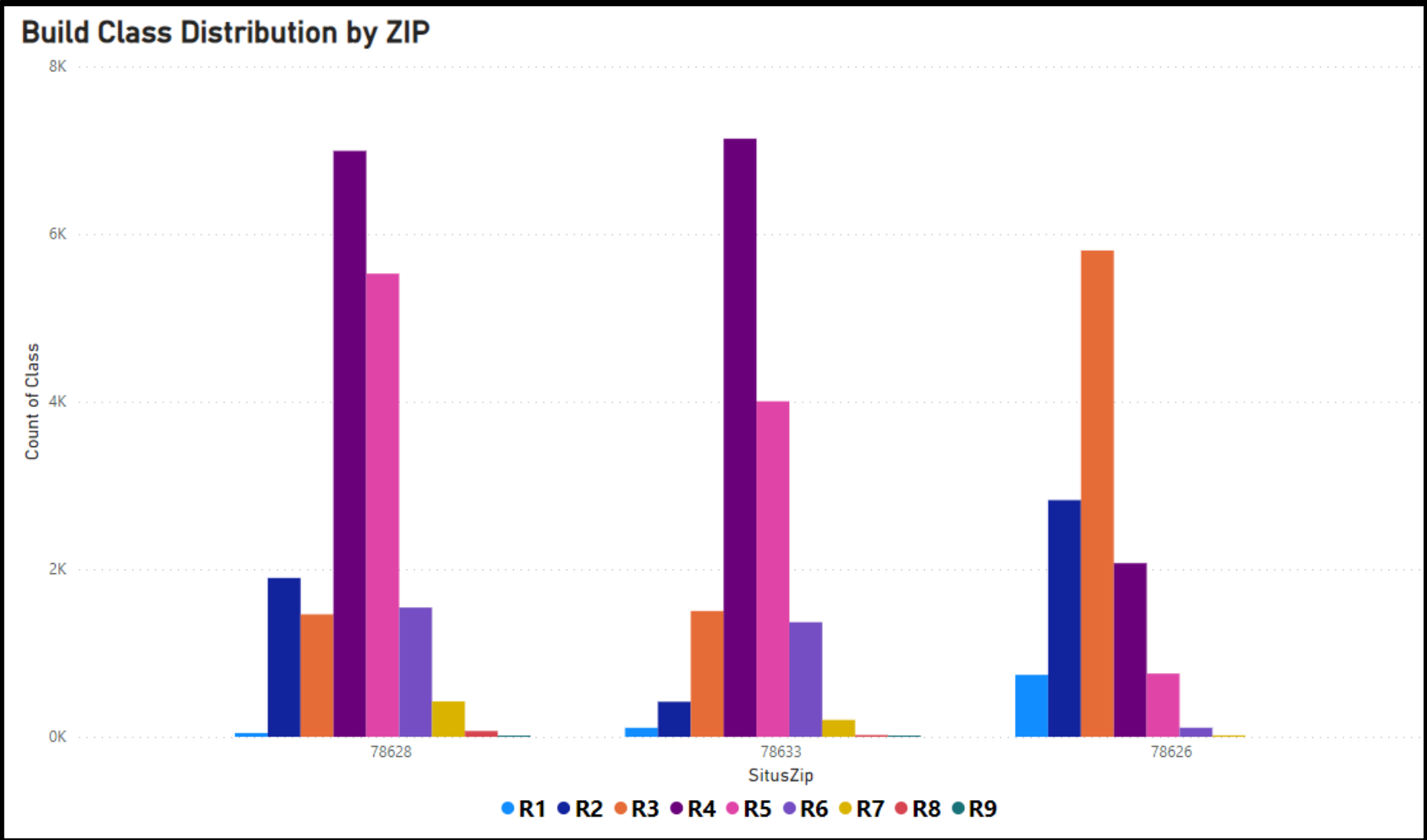
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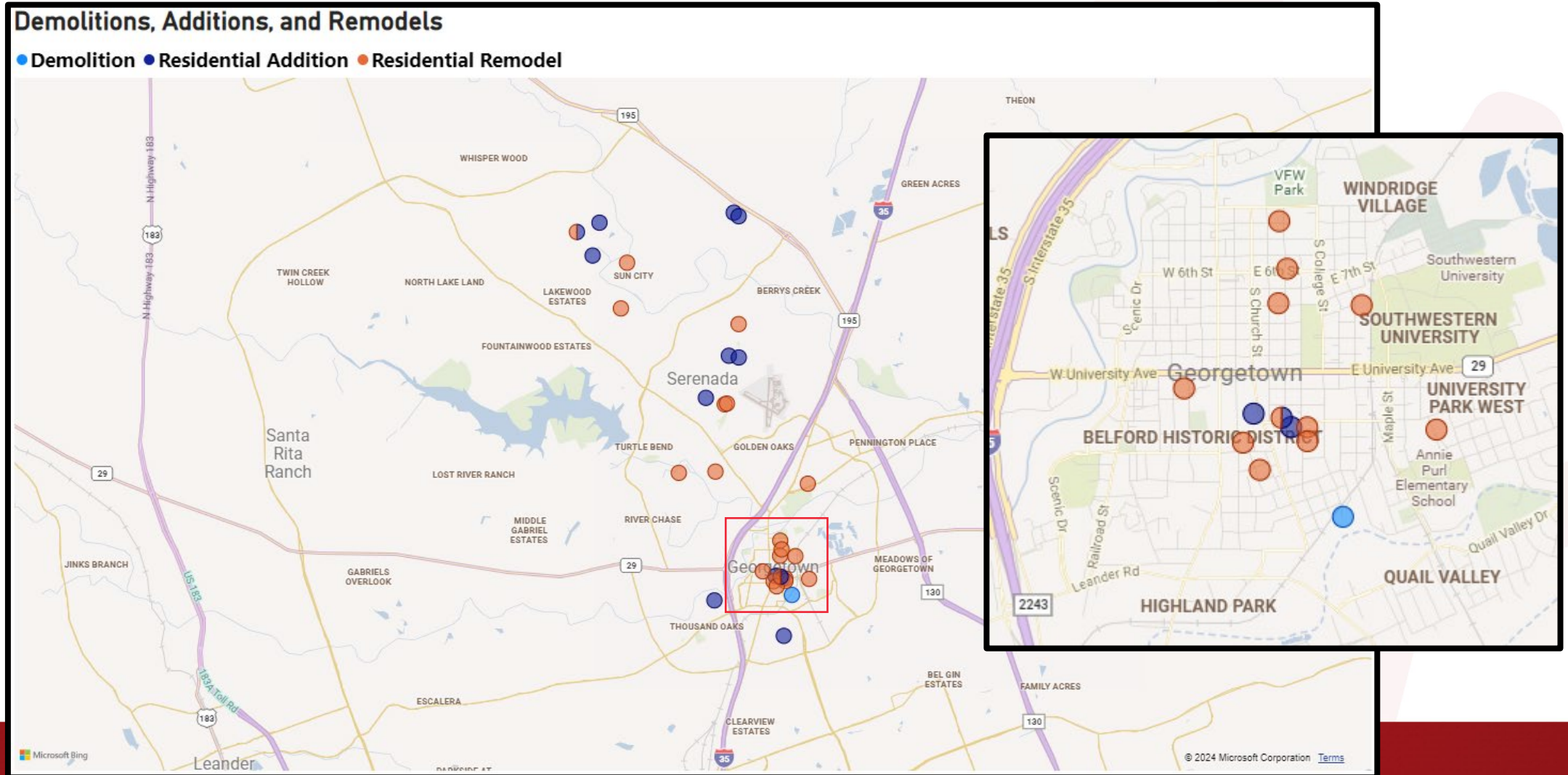
Market Value by Build Class



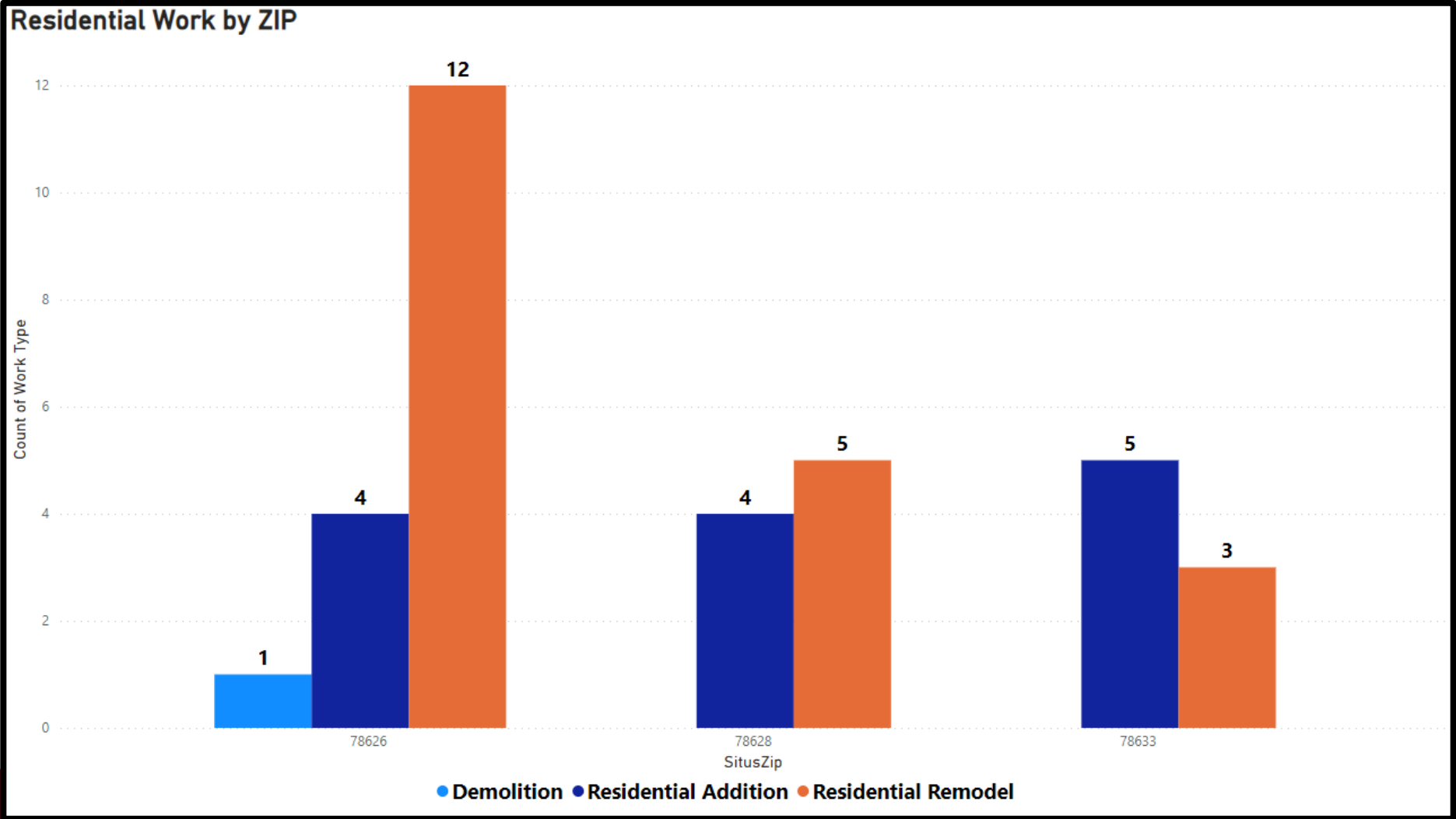
Build Class Distribution by ZIP



Demolitions, Additions, Remodels



Residential Work by ZIP



Discussion Questions

- How often is the tracking tool getting updated and over what total timeframe?
 - Currently a snapshot of 2023-24
- What geographical areas does HAB wish to track?
 - Currently by zip code
 - Census block more effective? Other areas?
- Other data needs
 - Rezones were discussed previously. What type of rezones would be helpful and why?
 - Owner/Renter occupancy was also discussed, but challenging to source reliable data

Action Item Next Steps

Staff Actions

- Finalize tool format
- Collect data to satisfy:
 - Tracking timeframe
 - Outstanding data needs
- Establish standard operating procedures to update/present data

Next HAB Meeting

- Presentation of updated data visuals
- Develop informed action plan
 - Threshold(s) for action
 - Action steps

Upcoming Key Dates

- State of the City/Ethics Training/Swearing In – September 18th
- Mayor's Reception – October 3rd
- Next HAB Meeting: October 21st (Vice Chair Nomination/Meeting Schedule Established)