



Legislation Text

File #: ID#19-680, **Version:** 1

AGENDA CAPTION:

Hold discussion regarding the proposed Workforce Housing Task Force Strategic Housing Action Plan, and provide direction to Staff.

Meeting date: November 6, 2019

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

Fiscal Note:

Prior Council Action: n/a

City Council Strategic Initiative: [Please select from the dropdown menu below]

Workforce Housing

N/A

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

☐ Economic Development - Choose an item.

☐ Environment & Resource Protection - Choose an item.

☐ Land Use - Choose an item.

☒ Neighborhoods & Housing - Diversified housing options to serve citizens with varying needs and interests

☐ Parks, Public Spaces & Facilities - Choose an item.

☐ Transportation - Choose an item.

☐ Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

Vision San Marcos - A River Runs Through Us

Background Information:

The City Council identified Workforce Housing as one of their five Strategic Initiatives in 2018 and 2019. In order to address this initiative, a Workforce Housing Task Force has been formed to assist the City Council in developing a Strategic Housing Action Plan aimed at addressing housing needs in San Marcos.

The Task Force final draft of the Strategic Housing Action Plan incorporates feedback from 15 meetings and working groups, and two open house events. The total citizen participation in the plan includes 749 individuals through community conversations with over 38 different organizations, as well as 200 written comments and 100 stories from the community. It includes four goals, six strategies, and 23 actions to address housing needs in San Marcos.

On September 24 the Planning and Zoning Commission approved the housing action plan with the following amendments:

Remove Action D2. Accommodate Growth through Appropriate Zoning

The City should pro-actively zone both undeveloped and infill areas in accordance with the Comprehensive Plan to ensure that the capacity for residential growth is in excess of the anticipated population growth instead of relying on each individual project to request zoning.

Approved 8:1 - Gabrielle Moore - Dissenting

Remove Action B1. Development Codes and Zoning

Support diverse and vibrant neighborhoods by expanding the types of zoning districts and building types allowed within existing neighborhoods. Use a community driven process with a focus on accommodating residents through all stages of life.

Approved 8:1 - Gabrielle Moore - Dissenting

Remove Action B3. Infill Housing Assistance

Assist builders with fee waivers, clear-path permitting, and regulatory incentives like reduced parking or additional units in exchange for permanently affordable housing in pre-identified infill sites.

Approved 7:2 - Gabrielle Moore, Betsey Gail Rand - Dissenting

Modify Action D1. Opt-In Zoning Overlay Districts to insert the words High and Medium

Create Opt-In zoning districts in High and Medium Intensity Zones that offer an option for increased density and fast tracked permitting in exchange for affordable housing and other community benefits important to those strategic locations.

Approved 8:1 - Gabrielle Moore - Dissenting

Modify Action E4. Remove Regulatory Barriers to Affordable Housing to remove Parking Requirements Height Regulations and Maximum Density from the list of regulatory barriers.

Remove regulatory barriers to affordable housing when developments include a percentage of affordability.

Barriers may include:

- Impact Fees
- ~~Parking Requirements~~
- ~~Height Requirements~~
- ~~Maximum Density~~
- Requiring full site plan review for projects with 12 units or less
- Material requirements
- Permit fees

Approved 6:3 - Gabrielle Moore, Betsey Gail Rand, Mathew Haverland - Dissenting

Modify the implementation steps of the Three-Year Action Plan Item:

Accommodate Growth through Appropriate Zoning by removing implementation steps two and three
Implementation Steps

1. Identify areas in High and Medium Intensity Zones from the Comprehensive Plan that are vacant or underdeveloped and are appropriate for higher density zoning districts.
- ~~2. Utilize a small area planning process in Existing Neighborhoods on the Comprehensive Plan to build community support for zoning districts that provide opportunities for additional diverse housing that fits in to the neighborhood.~~
- ~~3. Proceed with a rezoning in Intensity Zones while ensuring mixed incomes and diverse communities.~~

Approved 8:1 - Gabrielle Moore - Dissenting

Council Committee, Board/Commission Action:

On September 24 the Planning and Zoning Commission unanimously approved the action plan with the amendments identified above.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff Recommends approval of the Strategic Housing Action Plan as presented by the Workforce Housing Task Force.