

Legislation Text

File #: 20-920, **Version:** 1

Presenter/Contact

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SUBJECT:

Briefing on forthcoming proposed amendments to remove regulatory barriers to workforce housing.

BACKGROUND / RATIONALE:

At the December 2020 Planning Commission meeting, Jeff Jewell, Director of Economic and Community Development, provided a presentation on the Workforce Housing Advisory Committee's recommendations for revisions to remove regulatory barriers to workforce housing. Per Mr. Jewell's briefing, the Planning and Development Services Department has been collaborating with the team and Committee to develop draft revisions. Each month staff plans to brief the Planning Commission on a few items, outlining the potential revisions to remove regulatory barriers. After receiving input, staff will bring the draft ordinance(s) forward at subsequent meetings for public hearings and recommendation to City Council.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

City Plan/Council Priority: Envision New Braunfels Comprehensive Plan Workforce Housing Study	Action 1.11: Update policies and codes to achieve development patterns that implement the goals of Envision New Braunfels. Action 3.6: Pro-actively provide a regulatory environment that remains business and resident friendly. Action 3.13 Cultivate an environment where a healthy mix of different housing products at a range of sizes, affordability's, densities, amenities and price points can be provided across the community as well as within individual developments. Action 3.16 Review and revise regulations that inadvertently inhibit creative housing options or workforce housing alternatives. Action 3.30 Adopt policies and ordinances supportive of workforce housing, creating opportunities that make investment in workforce housing more feasible for private and nonprofit developers. Workforce Housing Study Recommendations: Ensure through city zoning and other required legal entitlements related to housing construction that new types of housing products (small lot, duplex, townhome, etc.) are allowed by regulations. Create or adjust city regulations that allow for multi-unit owned/rented mix like two and three-flats where the owners earn rental income.
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