

# Neighborhood Preservation Plan



Neighborhood Preservation Guide  
Implementation Plan

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# Neighborhood Preservation Guide

## San José Vision Statement

San José is a historic, multigenerational, safe neighborhood in the heart of Georgetown that celebrates and protects its Hispanic heritage, residential character, and community assets like San José Park, San José Community Church, and the historic San José shrine.

## San José Goals

### Conservation

- Protecting long-term homeowners;
- Promoting investments in community assets; and
- Celebrating the community's Hispanic history and culture.

### Accessibility

- Supporting infrastructure that improves drainage and reduces flooding;
- Improving pedestrian infrastructure in the neighborhood;
- Increasing access to youth recreation and programs; and
- Supporting traffic and parking improvements.

### Restoration

- Providing investment in new and existing housing options;
- Encouraging the development of additional greenspace; and
- Promoting neighborhood safety and stability.

The Neighborhood Preservation section contains the recommendations for the San José Neighborhood. The neighborhood vision and goals developed through Steering Committee and community-wide meetings directly influenced the recommendations included in the Plan. Each recommendation is categorized under a specific goal category, articulating the relationship between goals and recommendations, as shown in Figure 62. Recommendations have been split into two categories, Community Retention and Neighborhood Protection.

### Community Retention

The Community Retention section includes recommendations that focus on retaining existing residents in San José, as the City of Georgetown and the San José neighborhood continue to grow. These policies and strategies are important to ensure that current residents are not displaced as San José experiences growth pressures.

### Neighborhood Protection

The Neighborhood Protection section of the report outlines transportation and infrastructure recommendations that support neighborhood growth. It also includes recommendations for future land use and zoning regulations to positively guide continued development in San José.

# San José Goals

## Conservation

Preserves existing housing for San José residents and celebrates the rich Hispanic history and culture of the neighborhood.

- 1 Homeowner Rehab Program
- 2 Property Tax Assistance
- 3 Will Creation Assistance
- 4 Homeowner Education
- 5 Historic Preservation

## Accessibility

Guides infrastructure improvements to increase pedestrian access, calm traffic, and improve drainage thereby reducing flood risk in the neighborhood. This goal also focuses on increasing access to programming for youth.

- 6 Partnership Schools
- 7 Youth Programming
- 8 Transportation
- 9 Flood Management

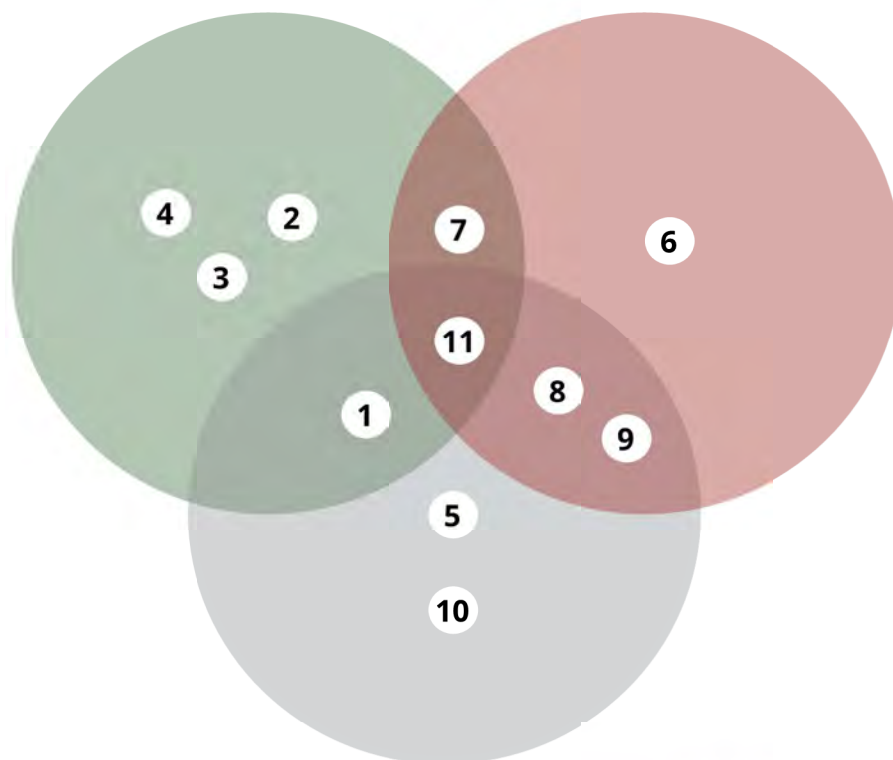
## Restoration

Proposes opportunities for compatible neighborhood development, and additional greenspace, while promoting neighborhood safety and stability.

- 10 Greenspace and Recreation
- 11 Land Use and Zoning

Each of the strategies outlined below is designed to ensure at least one of the goals above is achieved. All eleven strategies are organized under their associated goal. Many strategies help attain more than one of the neighborhood goals. They overlap to utilize resources adequately and work together to achieve the goals and vision of the San José Neighborhood Plan.

Figure 62: How Recommendations are Tied to Neighborhood Goals



# Community Retention

## Conservation Strategies

### Homeowner Repair Program

This recommendation leverages the existing Homeowner Repair Program to assist homeowners with emergency repairs, and potential code violations to promote safety. The Home Repair program provides housing services for the community, accomplishes a public purpose, and benefits the community of Georgetown. The program enhances the quality of life, preserves neighborhoods, conserves resources through improved energy efficiency and eliminates conditions detrimental to public health and safety per Chapter 373 of the Texas Local Government Code. Focus should be placed on encouraging homeowners to use the existing Homeowner Repair Program to promote safe structures for long-term homeowners. A review of how the current Home Repair Program can be expanded, possibly through partnerships with Habitat for Humanity, Williamson County or other partners should be evaluated.

- Provide financial assistance for emergency repairs, code violations, potential code violations and exterior repairs to ensure homeowners can remain in their homes;
- Focus on safe housing for long-term homeowners;
- Evaluate potential partnerships to expand the program; and
- Implement outreach to educate existing homeowners on the existing program in the City of Georgetown.

### Property Tax Assistance

A property tax assistance program is a tool to address the issue of rising property taxes for long-term homeowners who are experiencing a rapid rise in their property taxes that could potentially displace the homeowner from their homes. The program may be operated by a non-profit, with philanthropic funding, structured to pay tax increases as a grant to the homeowner who is not required to repay the grant money. The program should focus on assisting long-term homeowners who are experiencing an increase in property taxes and enrolled in eligible Homestead Exemptions. Additional information on existing Anti-Displacement Case Studies can be found on the following page.




## CASE STUDY: Anti-Displacement Tax Relief Fund

- An Atlanta program to help legacy homeowners remain in their homes. Property tax increases are paid for qualifying homeowners of four neighborhoods on Atlanta's westside;
- Available to current homeowners in the neighborhood who earn less than 100% AMI in addition to other eligibility requirements;
- Tax increases are covered by the program for a 20-year time period;
- Funding is provided in the form of a grant and does not require repayment by the homeowner; and
- Program funders include several philanthropic sources.

### Will Creation Assistance

Concern around unclear titles and homeowners without existing wills can be addressed by establishing a program to assist homeowners with will creation. The program may be offered as a pro bono service by local attorneys. A will may permit existing homeowners to pass down their property to family members. Advice can also be provided on avoidance of predatory lending and speculative property purchasers and investors. Offering assistance with will creation can also be included as a wrap around service to a potential Anti-Displacement Tax Relief Fund Program.



## CASE STUDY: Denver, Colorado

- A partnership between the Denver Probate Court and Metro Volunteer Lawyers offers free clinics to discuss the benefits of having a power of attorney and a living will; and
- Assists in preparing these documents for individuals who meet income-eligibility requirements.



## Additional Tax Relief Program Examples

Two case studies of tax relief programs are included below to provide an idea of the ways cities and non-profits can assist long-term homeowners with property tax increases. The case studies illustrate the creative ways various entities have organized funding to support legacy homeowners.

### MKE United Anti-Displacement Fund

#### When

Established in 2019 by MKE United, an Executive Committee that includes representation from the Greater Milwaukee Committee, the City of Milwaukee, Milwaukee Urban League, the Greater Milwaukee Foundation, and LISC Milwaukee.

#### Where and Who

The program aims to assist income-eligible homeowners who live in neighborhoods near downtown Milwaukee. The homeowners must meet income requirements and have experienced significant property tax increases above the City average over the last five years. In addition to location and income requirements, the property owner must have owned and occupied the home since January 1st, 2015, must be current on their taxes, and if they have a mortgage, it cannot be in foreclosure.

#### How

Initial funding for the program comes from various sources, including American Family Insurance, Bader Philanthropies, Greater Milwaukee Foundation, Kahler Slater, Kohl Philanthropies, RINKA, Medical College of Wisconsin, Milwaukee Bucks Foundation, and Ziber Family Foundation. It is funded through a five-year pilot program with the expectation of extending the program to last 15-20 years. The program pays for any **increase** in property taxes after the 2019 tax year. The money is provided as a grant, with homeowners not ever responsible for repaying the money.

### The Anti-Displacement Tax Fund For Legacy Homeowners

#### When

Established in 2017 by the Westside Future Fund, a non-profit focused on the City of Atlanta's westside.

#### Where and Who

The program targets income-eligible homeowners who live in specific neighborhoods on the westside of Atlanta. The homeowners must earn less than 100% of the area median income, based on household size. In addition to location and income requirements, the property owner must have owned and occupied the home since March 2017. A sister program was also created to assist homeowners in cleaning title issues before joining the program. Additionally, the program can help homeowners with back taxes under specific circumstances.

#### How

The program pays any **increase** in property taxes, starting in the year the applicant was approved, over twenty years. The payments are in the form of a grant and do not have to be repaid by the homeowner. Various philanthropic entities provided funding for the program, including the Arthur M. Blank Family Foundation, Georgia Power, Equifax, SunTrust Bank, and American Family Insurance.



Source: Westside Future Fund

## Homeowner Education

Provides education to homeowners about existing housing programs in the City of Georgetown, such as Homestead Exemptions and the Homeowner Repair Program. Community events, door to door outreach and direct mailers are all effective to provide information to residents. The information shared should include program benefits, eligibility requirements and how to apply. Multiple touch points are often required to fully explain various programs and how to apply for them.

- Supply education in a variety of formats and ensure there are multiple touch points;
- Conduct all outreach and education efforts in English and Spanish; and
- Create space for residents to explain their concerns and take time to address them.

## Historic Preservation

Preservation Strategies prevent the loss of history by incorporating it into the redevelopment process. This policy action moves beyond simply restoring old structures and instead looks at the history of the neighborhood as a key tool for marketing and cultural enrichment. Recommendations include the following:

- Design and construct a cultural heritage trail to provide residents and visitors with a path of neighborhood landmarks that are educational and easy to follow. The trail could connect to Heritage Gardens, located just to the east of the neighborhood;
- Incorporate local history into wayfinding and other signage around the neighborhood to emphasize the areas rich cultural heritage;
- Invest in public art to highlight the history and Hispanic culture of the neighborhood;
- Incorporate neighborhood history into the names of trails and park amenities;
- Complete a historic resource survey, including oral history as a component; and
- Host cultural heritage exhibits in San José Park.



- A self guided tour with signs that includes information on the history and influence of the South St. Pete neighborhood in St. Petersburg, Florida; and
- The tour focuses on the cultural heritage of the neighborhood, important neighborhood landmarks and community leaders.

## Accessibility Strategies

### Youth Programming

These programs can address the neighborhood's desire to support youth growth and development, both physically and educationally. This recommendation includes working with existing youth programming providers to coordinate their youth programming efforts and outreach in the neighborhood.

- Partnering with the Georgetown Public Library, or technical colleges to support literacy education and college preparedness;
- Outdoor recreation opportunities, including outdoor educational opportunities;
- Social gatherings focused on youth; and
- Providing additional youth soccer recreation opportunities in the neighborhood.



- Supported by the Smithsonian Institution's National Museum of Natural History to raise awareness about nature;
- Provides free digital, and bilingual information on nature; and
- Lesson plans are divided into three age ranges and five themes.



- Library Enhanced Access Program (LEAP) is a literacy education and career preparation program offered by the public library system in Jacksonville;
- Offers digital programs that increase technology knowledge;
- Offers GED classes and defrays the costs of taking the GED; and
- Provides programs that reinforced pre-literacy skills for 4,000 children in Jacksonville.



# Neighborhood Protection

## Accessibility Strategies

### Transportation

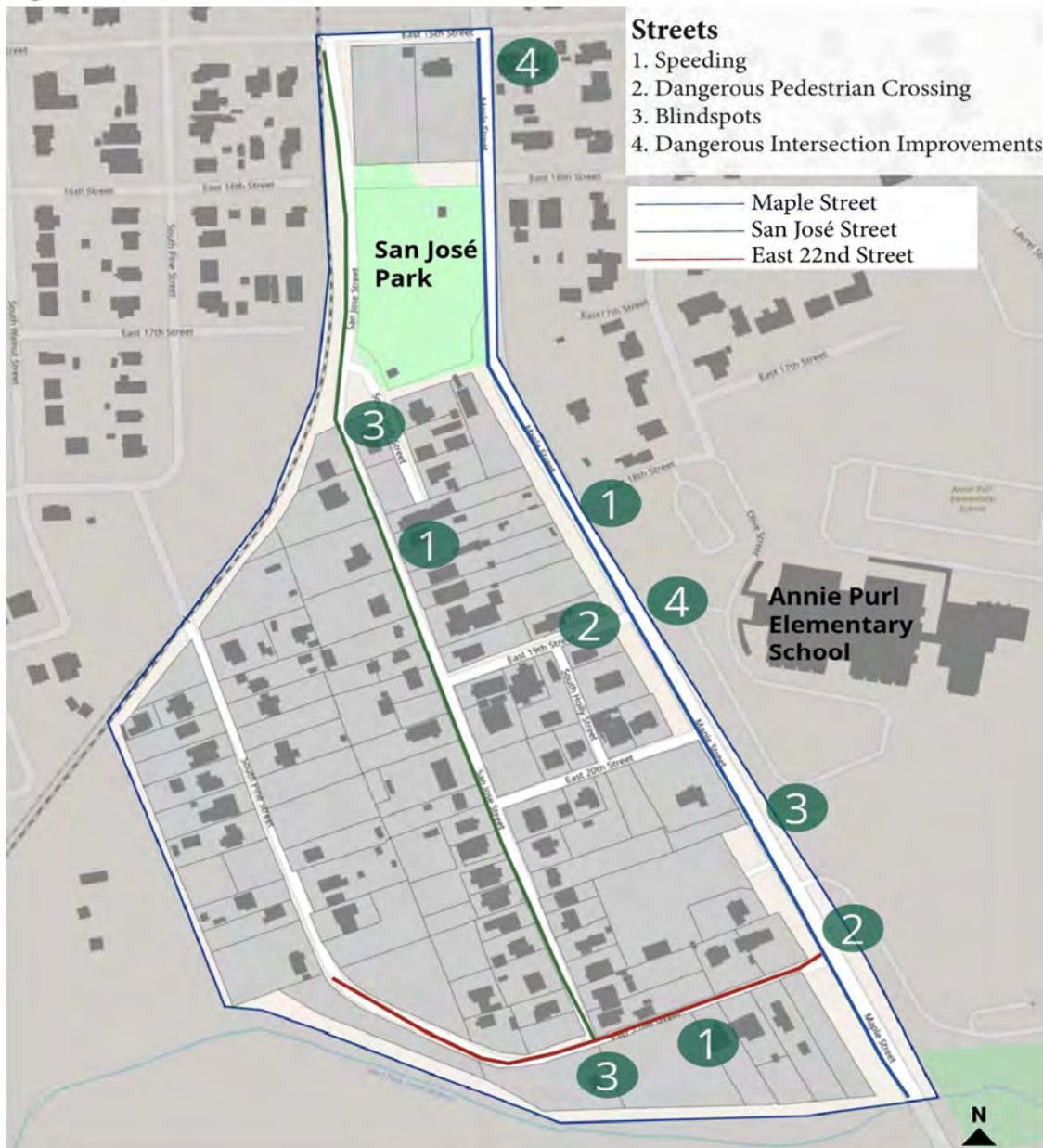
This section of the San José Neighborhood Plan summarizes transportation issues identified by the neighborhood. These recommendations were reviewed by the neighborhood at Community Meeting Two (2). Specific locations, design and cost of each transportation recommendation of the Plan will be confirmed through future traffic and safety studies as the first implementation step to address transportation issues in the San José neighborhood.

### Policy and Programming Recommendations

During the annual Capital Improvement Plan review and development, the City should consider the transportation needs of San José, particularly during roadway maintenance activities. As roadway improvement projects are identified for San José, planning and design should address other priority issues of the neighborhood including stormwater management, signage, striping, lighting and sidewalks.

### Issues are Concentrated Along San José and Maple Streets

Figure 63: Transit Recommendation Locations

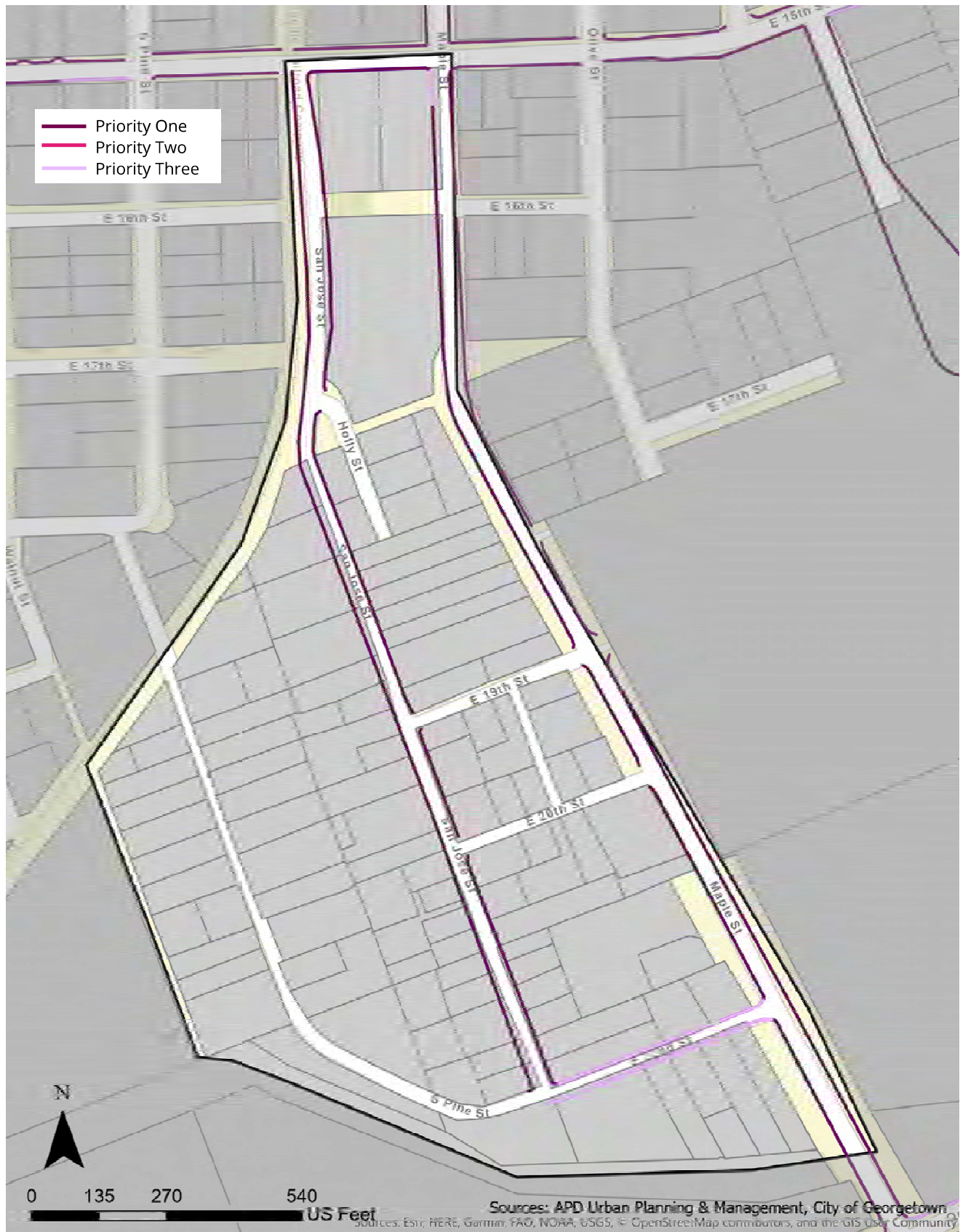






# Priority One Sidewalks Along Maple Street and San José Street

Figure 64: Sidewalk Priorities from the 2014 Sidewalk Master Plan



### A Bike Lane Along Maple Street is a High Priority

Figure 65: Bike Lane Priorities from the 2019 Bike Master Plan



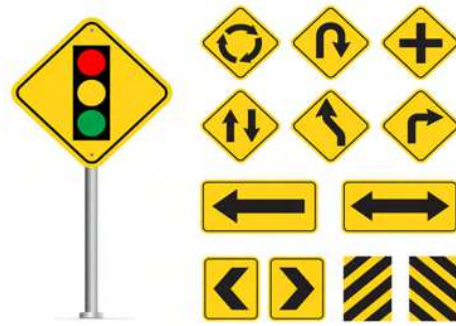
## Infrastructure

### Recommendations for Stormwater /Drainage

- Increased maintenance.
- Install and/or repair curb and gutter. Utilize the City program for installing and/or repairing street curbs and gutters. Include in the Capital Improvement Program annual budget.
- Perform neighborhood road resurfacing, based on the results of the maintenance evaluation scheduled in 2022. Utilize the City process to evaluate and prioritize roadway maintenance.
- Pursue CDBG/Hazard Mitigation funds.
- Perform a drainage study.
- Develop a passive recreation amenity in Geneva Park. Work with the City of Georgetown Parks and Recreation, Engineering and Public Works Departments to build recreation amenities in flood prone areas.

### Recommendations for Emergency Management Access

- Improve enforcement along San José and Pine Streets to maintain a clear right-of-way for emergency vehicles.



Educational Signage



Curb and Gutter



Passive Recreation



## Restoration Strategies

### Greenspace and Recreation

The creation and programming of green space in the neighborhood should provide additional recreation opportunities that increase connectivity to other amenities, draw additional residents to San José Park, and actively manage stormwater. Greenspace can be designed to manage stormwater in concert with existing municipal storm water management investments. Recreation amenities can function as infiltration basins during large storm events, alleviating pressures on the municipal systems, while functioning to recharge the water table.

### Greenspace Recommendations

- A passive park at Heritage Gardens that might include walking trails and benches; and
- An urban garden with raised beds. An urban garden would not be located in San José Park, but supports a connection to Heritage Gardens.



- A neighborhood garden in the Settegast neighborhood that is supported and managed by Habitat for Humanity;
- The garden provides the neighborhood with local fresh fruit and vegetable options; and
- A farmer's Market is held every second and fourth Saturday of the month at the garden, with produce bundles costing no more than a dollar.

### Recreation Recommendations

- Create additional programming at San José Park;
- Organize and promote community festivals and events;
- Provide additional parking at San José Park, as space allows;
- Build more gazebos, or other shade structures, at San José Park, as space permits; and
- Construct sidewalks on the east and west side of San José Park.

## Land Use

Discussions at Steering Committee and public meetings revealed strong opinions on future land use. Residents of San José expressed their desire for the neighborhood to remain single-family in character and use. To achieve these preferences, the future land use for the San José neighborhood should be changed from Mixed-Density Neighborhood (MDN) to Neighborhoods (NH). The Neighborhoods (NH) future land use designation supports the neighborhood's expressed desire to remain single-family, in a low-density environment.

The southern area of San José, in part, lies within a FEMA designated floodplain (Figure 8). It is therefore recommended that new building development be directed to areas outside the floodplain. Future land use designation change is also recommended for San José Park, and the rail corridor west of San José Street, from Mixed-Density Neighborhood (MDN) to Parks and Recreation (PR).

### Future Land Use Category Descriptors

#### Residential

##### *Neighborhoods (NH)*

Maintains a low density atmosphere, with a primary use of detached single-family homes. Development standards ensure adequate open space and efficient roadway and pedestrian connectivity to schools, neighborhood amenities and parks.

Dwelling Units Per Acre: Less than or equal to five (5)

Target Ratio: 100% residential

Secondary Uses: Accessory Dwelling Units or “Casitas” are secondary uses located to the rear of a primary structure and detached, or over the garage.

#### Public

##### *Parks and Recreation (PR)*

Public parks and recreation areas are integrated into, and easily accessible from, residential areas.

Target Ratio: 100% nonresidential

Primary Use: Parkland, trails, and other recreational amenities

Secondary Uses: N/A

##### *Open Space (OS)*

Floodplains or other naturally or environmentally sensitive areas. No development is anticipated in this land use category, other than for recreational use.

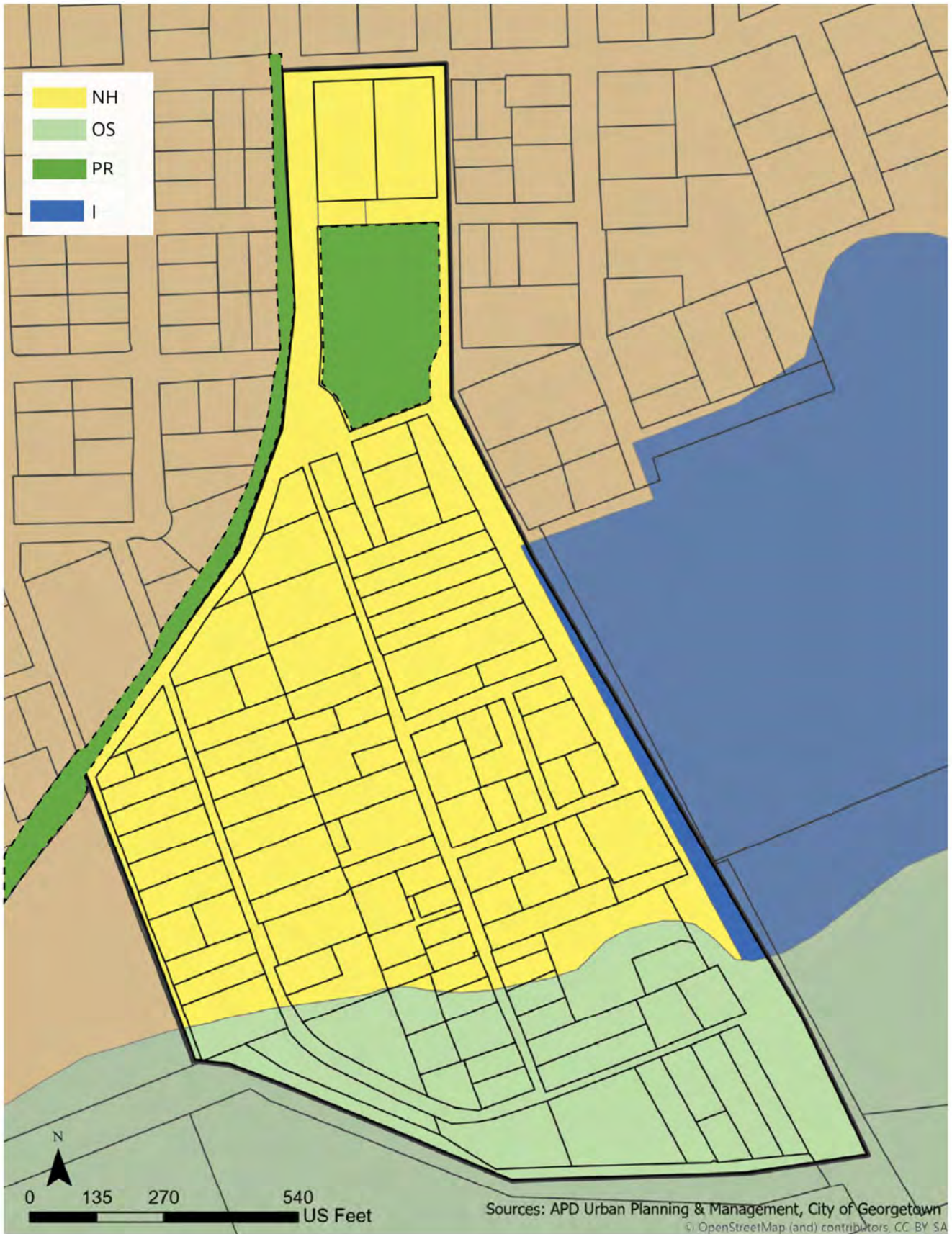
Target Ratio: 100% nonresidential

Primary Use: Parkland, trails, and other recreational amenities

Secondary Uses: N/A

# Aligning Future Land Use with Residents Desires

Figure 66: Future Land Use Map



## Zoning

Throughout the neighborhood planning process, community feedback highlighted the residents' desire for San José to remain a single-family neighborhood and retain its existing architectural character. A zoning overlay district for San José is recommended to respect these wishes. Specific design guidelines for the San José Neighborhood Conservation Overlay follow this report section. The San José Neighborhood Conservation Overlay District provides specific guidance to align new development, renovations, and additions with the neighborhood's existing character. The San José Neighborhood Conservation Overlay protects the neighborhood's character. It identifies, conserves, and maintains the sites, structures, and other features that represent the unique history and culture of the San José neighborhood. An initial list of locations, structures, places, and events was collected throughout the public engagement process. The list is included in the [Community Voices](#) section of this report. Stories and places serve as the starting point to establish a catalog of important assets in San José. Two parcels fronting East 15th Street, between Maple Street and San José Street, and San José park, should be removed from the Old Town Overlay and included in the San José Neighborhood Conservation Overlay.

Definitions of the current zoning in San José are listed below. However, the San José Neighborhood Conservation Overlay District includes recommended zoning adjustments to better align building renovations and future development with the neighborhood's existing character.

**It is important** to note that the existing zoning and subdivision regulations do not align with the San José Neighborhood Plan and will need to be amended by the City of Georgetown in the future to implement the plan. This study created a vision for the neighborhood and criteria to achieve the vision. The plan will be presented to City Council for adoption.

### Current Zoning Category Descriptors

#### Residential

##### *Residential Single-Family (RS)*

Residential zoning intended for medium density areas, with a minimum lot size of 5,500 square feet. Standards of development that maintain the single-family character of a neighborhood are included in this zoning category.

#### Public

##### *Public Facility (PF)*

A zoning category that provides locations for governments or quasi-government facility operations. Uses may include schools, public parks, hospitals, churches and government offices. Industrial sites or storage yards are not permitted. PF may be found in both residential and non-residential districts.