



City Council Meeting – May 6, 2019 (New Business) Staff Responses to Council Questions

Before each Committee of the Whole or City Council meeting, questions that have been posed by the City Council relating to [the agenda](#) for that evening will be posted to the City's website. Below are the responses to this week's questions.

Agenda Item 12. Presentation of Ordinances, Petitions, Resolutions, and Bid Awards

- a) Consider Approval of Ordinance No. 2019-06 Rezoning (Zoning Map Amendment) the Subject Realty from the R1 Low-Density Single-Family Residential District to the R3 Medium to High-Density Single-Family Residential District – Greenhouse Point Subdivision - Nitti Group LLC/Geneva LLC.
- b) Consider Approval of Resolution No. 2019-48 Approving a Preliminary/Final Plat of Subdivision for Greenhouse Pointe Subdivision – Nitti Group LLC/Geneva

Q: "Homes for a Changing Region" was referenced in the Plan Commission meeting. If we allow this land to be developed into 20, \$600,000+ homes, how is that not directly opposing the "Homes for a Changing Region/Strategic Plan"? Why have these plans if we don't follow them?

A: While creating affordable housing is a key component of the "Homes for a Changing Region Plan," it is not the only component. The Plan provides an analysis of our current housing stock in relation to current and projected demands at various income levels. The greatest shortfall highlighted in Figure 11 is the need for housing affordable to households earning less than \$50,000 a year. However, Figure 11 also shows that there is a potential market for upscale housing. Figure 12 also shows potential demand for large lot single-family homes.

Q: What does this do to meet our goals?

A: While the City has the stated goal of providing more affordable housing, it has not made affordable housing a requirement. The City Council held a policy discussion in the fall 2018 and reviewed some potential options for requiring affordable housing. More discussion was desired and an additional policy discussion will be held in June. Additionally, the City Council prioritized updating the "Homes for a Changing Region Plan" as part of the Strategic Plan. An update of the plan was included in the approved fiscal year 2019-20 budget.

Q: Can we request a proposal that fits the current zoning (which I realize does not meet goals either)? Or is our only course of action to deny this?

A: The requested action tonight is a request to change the current zoning. The City Council can either approve or deny the request. Should the council deny the request, the current zoning would remain in place, and as such, the proposed development would not be able to proceed.

Q: Do we have data on average home size and price in Geneva? Specifically, inventory and supply/demand?

A: The median home value in Geneva is \$315,500 according to the U.S. Census Bureau's 2013-17 American Community Survey. We do not have data on the average home size in Geneva. The "Homes for a Changing Region Plan" includes some analysis on supply/demand for single-family homes. Figure 11 shows existing housing stock affordable at various income levels in relation to current and projected demand at those income

levels. Figure 12 shows a forecast of demand for additional housing by the type of unit (large lot single-family, small lot single-family, townhome, multifamily). Together, these figures show there is current and projected demand for large lot single-family homes affordable to households earning over \$150,000 a year.