

## MEETING SUMMARY | Steering Committee Meeting 3

October 8, 2018

The following is a summary of the third meeting of the steering committee for Tuscaloosa's Comprehensive Plan and Zoning Code Update process, which was held on September 26. Attached to this summary is the meeting attendance sheet, agenda, and presentation slides.

### To do items at-a-glance

1. Steering committee members should find opportunities to spread the word about Framework and the Nov. 27 Forum on the Future (City staff has extra flyers and posters)
2. The Planning Team will provide the Housing Study document in early October
3. The Planning Team will follow-up with specific work program for two subcommittees in early October
4. Subcommittees should meet once before November 7 (see #3 above)
5. The Planning Team will prepare a "planning and zoning 101" portion of a future committee agenda

### 1. Welcome

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During the welcome statement, Brendan Moore, Executive Director of the city's Office of Urban Development announced that Ashley Crites, formerly the Interim Director of Planning, has been promoted to Director of Planning.

### 2. Process Updates

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During the process update, Jamie Greene of the consultant team provided an overview of the work that is underway, where we are in the overall process, and what is coming up. Key takeaways were:

- **Steering Committee Meeting added: November 7, 2018** 2-4pm at City Hall, Council Chambers. This meeting was scheduled to prepare for the Forum on the Future public workshop.

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- **We are early in a process that will last through 2019.** The focus of 2018 is on understanding conditions, trends, and opportunities through technical analysis and public input. It is critical to have a good basis of input and analysis before making recommendations. Through the first several months of next year, the focus of the process will shift to making recommendations, beginning from the general to the specific (goals to actions).
- **City staff, the planning team and steering committee members are conducting community outreach.** One example is the Tuscaloosa Latino Coalition's Brazos Abiertos event held on September 15, in which committee co-chair Nicole Prewitt facilitated a session about Framework. Another example is Young Tuscaloosa, which convened a group of 30 young people to learn about and provide input into Framework on September 26.
- **Steering Committee members needed to assist with outreach.** The team shared a list of groups that the committee identified on August 8 of outreach targets that this process should engage. Committee members are asked to spread the word about the upcoming Forum on the Future to one or more of these groups and to reach out to personal networks:
  - Distribute prepared printed material (flyers and posters about the Forum on the Future were provided)
  - Share emails, social media posts
  - Speak with people about Framework at community events

**\*Please keep track of who you contact so we can build a record of outreach.**

You can do that by contacting Ashley Crites at the City or by updating the list of outreach targets using the link below:

[https://docs.google.com/spreadsheets/d/1U5jf6uFJF\\_juv3kuDRw0LrrRoy1s-EKCFtj1cpVb0GM/edit?usp=sharing](https://docs.google.com/spreadsheets/d/1U5jf6uFJF_juv3kuDRw0LrrRoy1s-EKCFtj1cpVb0GM/edit?usp=sharing)

### 3. Conditions and Trends

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The conditions and trends presentation involved two parts. First was a follow-up from Michael Curtis to two questions from August:

1. How much has the University of Alabama's enrollment growth contributed to the City's overall population growth?
2. How much of the student demographic (age 18-24) impacted key trends such as the City's overall poverty rate, household incomes, and household makeup?

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Key points were:

- a. The University of Alabama increased its enrollment by a somewhat larger number than the city added population between 2000 and 2016. Intuitively, this implies that the University's growth was the primary factor in the city's population change over that time. This data should be looked at in "order of magnitude" terms, since exact numbers are debatable due to several factors:
  - i. Data provided by the US Census since 2010 uses samples to create estimates, which probably undercount students. (The population estimate could be low)
  - ii. University's enrollment numbers include some students that do not reside in Tuscaloosa's city limits.
- b. The University of Alabama is not expected to grow its overall enrollment as significantly as it has in the recent past. This also implies that Tuscaloosa's population growth is likely to slow.
- c. Student population impacts the city's demographics including age, income, and poverty rates. Regarding poverty rates, it should be noted that adjusting for students brings the poverty rate down to about 19%, close to the State average.
- d. Additional insight on demographics and growth projections is provided in the Five-Year Affordable Housing Study.

The second part was a presentation from Kevin Hively, the team's economic development consultant, of the Five-Year Affordable Housing Study. Key points were:

- Need to address aging housing stock to address affordability needs.
- Housing prices are increasing and above 2008 levels.
- The type of new housing being delivered may not be aligning with market needs.
- Non-student rental market is tight and student housing distorts pricing.
- Demographic shifts may put pressure on certain housing types.
- Need for housing at a full range of price points.

Communities that successfully addressed housing costs typically have undertaken strategies that target the five costs of development: price of land, construction costs, regulatory and design costs, financing costs, and expected return on investment.

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## 4. Subcommittees

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At the first steering committee meeting, members indicated their interest in serving on one of two subcommittees for housing and lakes. Subcommittee participation is optional, and some members expressed interest in both groups.

On September 26, initial job descriptions for the two subcommittees were shared. Subcommittee rosters and more detailed work programs will be shared in early October.

## 5. Forum on the Future

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The team gave an overview of the purpose and format of the November 27 public workshop, Forum on the Future. Committee members were asked to let the team know if they would be willing to serve as a table leader or volunteer in another capacity. Details on the event program will be shared at the November 7 meeting.