

Summary of Comments Received through February 23, 2020 on:

- **Citizen Participation Plan**
- **Priority Need for the 2020-2024 Consolidated Plan**
- **Fair Housing Issues**

The City of San Marcos conducted a public survey on priority needs and fair housing issues from February 2-23, 2020, and held a public meeting February 19, 2020, to receive comments on the three items listed above. A translator was present at the meeting. These opportunities for comment were publicized through the following means:

- A display ad in Spanish and English in the local newspaper, the San Marcos Daily Record, on February 2, 2020
- A press release
- An email sent to 574 potentially interested parties in the categories of Bank or Mortgage Lender, Business Organization, Church, Citizen, City/County/ISD staff, Education, Real Estate, Regional Government Organization, Seniors, Social Service Agency, Transit, and Veterans
- Social media posts
- An invitation and link to take the survey, posted to the City’s website

Comments were received in writing on comment cards and in the open text boxes within the survey.

CITIZEN PARTICIPATION PLAN

No comments were received on the Citizen Participation Plan.

PRIORITY NEEDS

Comments on Priority Needs were received from 97 people, in the following categories:

Category	Public Services	Affordable Housing	Infrastr. or Transp.	Public Facilities	Econ Dev.	Demolition
# of comments	34	30	25	20	12	0

The most needed public service cited was for youth and children, including recreational programs and services for abused children (10 comments). Services related to mental health and seniors were also important (5 comments each), as well as for families and homeless (4 comments each). Affordable housing was the single most needed item, with 30 comments. Infrastructure comments mentioned hike and bike trails, bus routes, and parking downtown. Public facilities comments mostly referred to additional park and recreation facilities. Comments on economic development centered on vocational training (8 comments).

Five attendees at the February 19, 2020, public meeting participated in an exercise to recommend funding priorities, with the following results:

Category	Public Services	Affordable Housing	Infrastr. or Transp.	Public Facilities	Econ Dev.	Demolition
% of Funds	15%	28%	27%	14%	10%	7%

FAIR AND AFFORDABLE HOUSING

Comments on Fair and Affordable Housing issues were received from 78 people, in the following categories:

Cost Too High	Too Few Affordable Homes	Low Income	Unfair Treatment	Not Knowing Rights	Need for Mediation	Foreclosure
39	38	21	2	2	1	1

Per comments on the survey, cost and the number of affordable homes compared to incomes are the biggest housing problems facing San Marcos. Seven comments specifically mentioned the need to protect single family homes by enforcing the zoning in place, and eleven stated that rents are too high, in part because developers are creating rent-by-the-room apartments aimed at students. Seven said that student housing is too prevalent, reducing the number of units available to others, and three said the city has too many apartments.

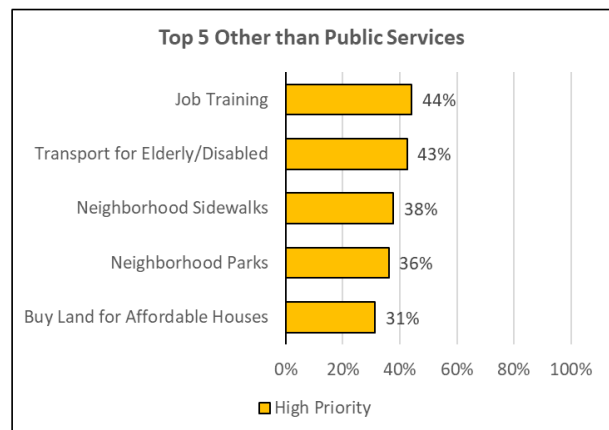
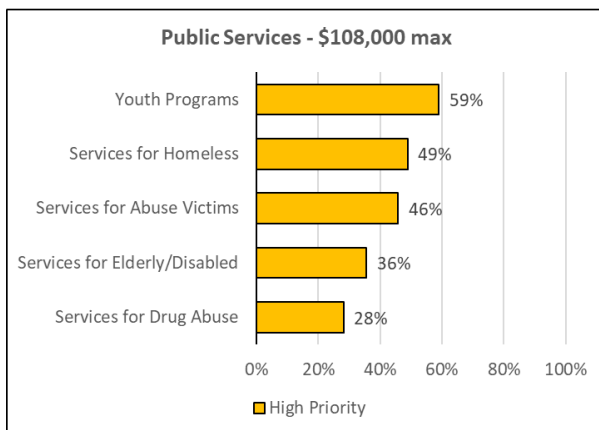
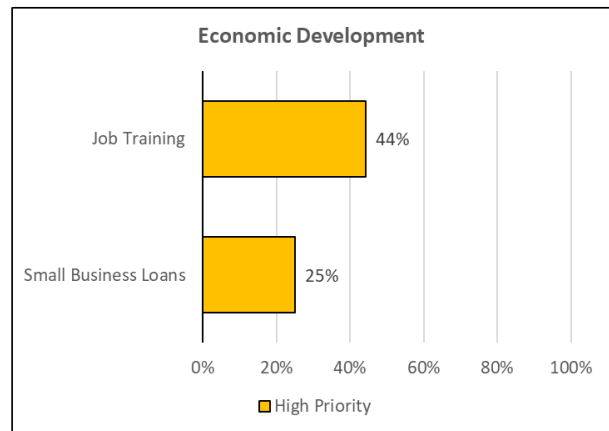
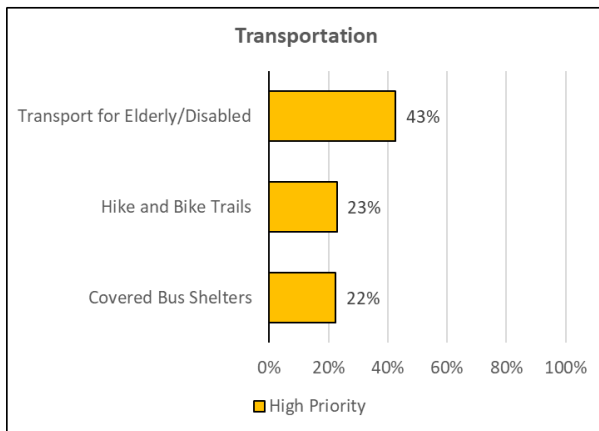
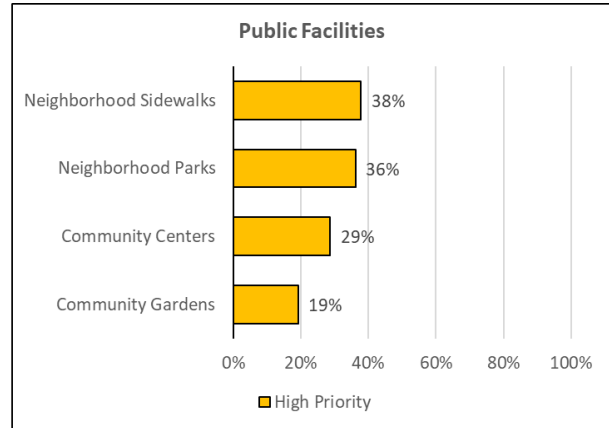
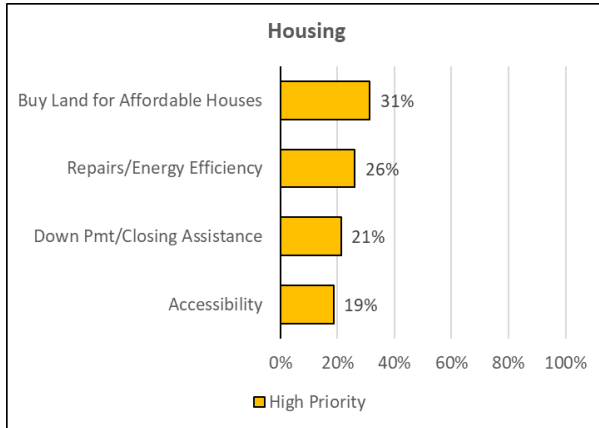
Summary of Survey Results

- **Priority Need for the 2020-2024 Consolidated Plan**
- **Housing and Fair Housing Issues**

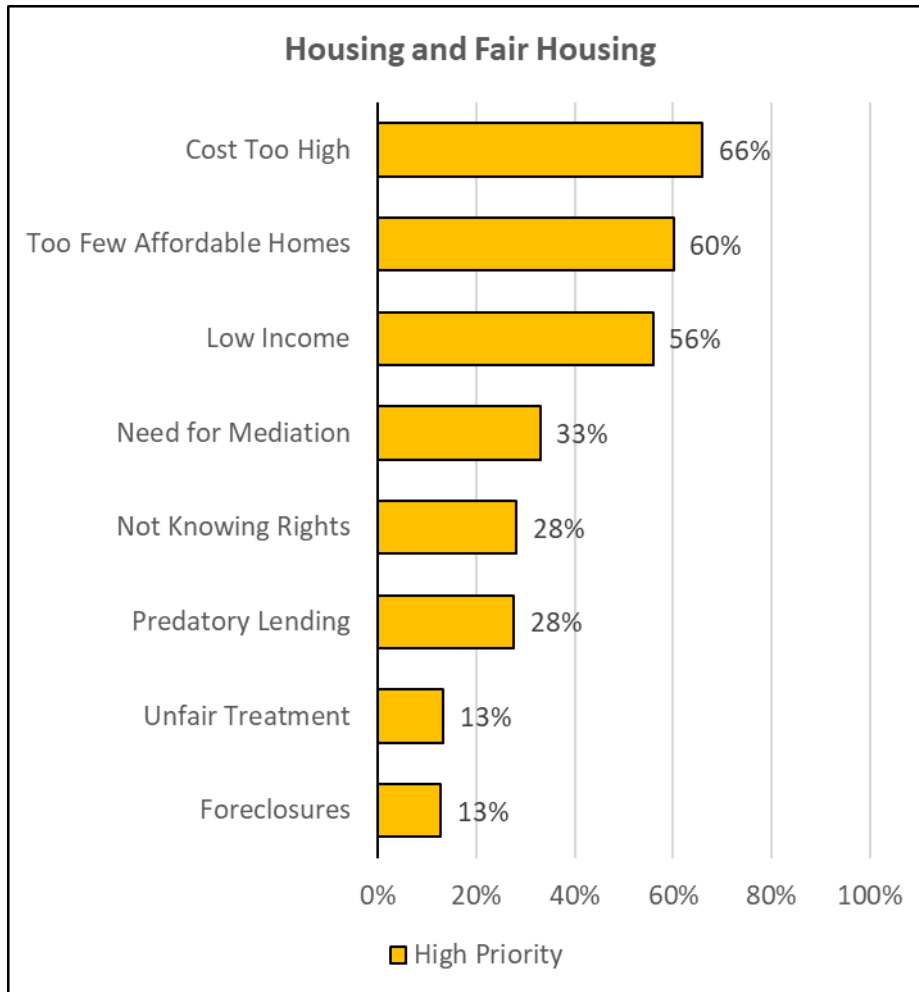
192 people responded to the survey. The three top priority needs requested in the survey were in the public services category, with 59% of respondents ranking youth programs as a high priority, followed by homeless services at 49% and services for abuse victims at 46%. However, by CDBG –Entitlement regulations we are only allowed to spend 15%, or \$108,000 on Public Services. Top among the other categories ranked as high priority by respondents were job training at 44%, followed by transportation for the elderly and disabled at 43%, and neighborhood sidewalks at 38%.

The survey drilled into more detail on housing issues and also asked questions about Fair Housing practices. 66% of respondents considered the cost of housing to be a serious issue, and 60% said the lack of affordable housing, including various housing types, was a serious issue. 56% considered local incomes to be too low compared to the price of available housing. Regarding fair housing issues, 33% of respondents believe there is a serious need for mediation, and 28% ranked the need for housing consumers to know their rights and issues with predatory lending as serious. Happily, unfair treatment, for example based on race or disability status, is not seen by most as a serious problem here.

Priority Needs Survey Results



Housing and Fair Housing Survey Results



Specific projects or programs you believe should be a CDBG funding priority in the next five years

1. Pre-eviction counseling to make sure people are getting benefits available. Would hopefully be able to prevent homelessness. 2. Home repair assistance to elderly and handicapped if accommodations like ramps are needed, along with weatherization, and fixing safety issues. 3. Expansion of hike/bike lanes/trails - decrease reliance on private vehicles. 4. Mental health services. Perhaps provide space for a clinic that could be operated by counseling students from Texas State using a sliding fee scale (St. Edwards has just started this). 5. Vocational or other training to lead to career provided as an option for first-time misdemeanor offenders. Alternative to jail and long periods of probation. Option to complete training, become employed, and after six months of job attendance, their criminal record would be expunged.

Transportation, housing, social services

Efficient housing, services & transportation for seniors.

Small business loans could help diversify the economy. Affordable housing for people who aren't college students has been an issue in San Marcos for years. A greater focus on services would keep people in need from falling through the cracks.

Affordable housing for low income families, families fleeing abuse, and homeless willing to work on job skills training or other personal development activities

Affordable housing, especially for those on fixed incomes. Any program that seeks to eliminate substance abuse and domestic violence.

Programs for youth (12-18), out-of-school time. Truly affordable housing for families making below 200% of the FPL.

Family Resources Centers, a one-stop-shop of services for families.

youth programs and prevention. There is little for them out of school....11y/o+

Senior Citizen Services and Services for the Homeless and Job and Technical Skills Training

A program needs to be put in place that will target solitary seniors, to get them out of their house to socialize weekly.

Transportation needs to be provided. This will aid in mental health. This program needs to target those out in the county out in the country.

Additional homeless shelter beds, especially for males

animal shelter expansion and satellite locations, office space, clinic for spay/neuter

Animal welfare programs to include: support for the Shelter and related volunteer support groups such as Prevent A Litter (PALS) and others. This will include support for the SMRAS free spay / neuter programs, Trap Neuter Vaccinate Return Maintain (TNVRM) for cats.

CASA. Assistance for seniors.

Child abuse and neglect

Children's programs and projects

Drug and alcohol abuse treatment was included, but not basic mental health care? Did I miss something? That's a serious issue with this survey and makes me much more skeptical that the city government is capable of spending this money well.

Early childhood/parenting programs, school-based therapy

Hays Caldwell Women's Center

Hays County Food Bank

Homeless crisis should be addressed, senior citizens with disabilities should be aided and cared for. Children and families should be taken care of.

Housing for homeless

Mental Health

Mental health for children & families.

mental health services

Methods to lift low-income families out of poverty.

not sidewalks and not habitat for humanity, programs for at risk youth

Providing food for food insecure children

Reducing displacement of young and old people.

San Marcos desperately needs a homeless shelter and heavily subsidized housing for homeless.

Scholarship opportunities for youth to participate in extracurricular activities are so important for some families.
Services for children and youth who have been removed from unsafe homes due to child abuse or neglect; and services to help older youth prepare for safe, independent living. (Court Appointed Special Advocates).
any services that directly assist low income families, especially those that are at risk for homelessness
Anything related to landlord-tenant advocacy and assisting with tenant rights
*build out transportation via bus to work locations (i.e. CFAN, Epic Piping)
Workforce Solutions of Hays
*investment in workforce housing
Affordable housing; infrastructure repair/maintenance; safety
Improved public transit, including infrastructure repairs and improvements; low income housing.
Affordable housing, workforce training, and city amenities - parks and green space on the East Side of I35.
I think the purchase of property for lower-cost housing should be a top priority, along with down payment loans and job creation for those who already live here.
Affordable housing, better job opportunity
Creation of more job opportunities and vocational training with apprenticeships which would help younger people obtain reasonable paying jobs while gaining experience . This needs to be paired with programs to help first time home owners
Specifically Senior's with low to moderate income housing
Build new workforce housing
Affordable and/or transitional Housing
Affordable housing for adults and families.
Affordable housing for both the elderly and adults.
anything that keeps housing affordable in San Marcos, besides all these new, and ridiculously expensive apartments that are being built for the college crowd.
Assist the medium income families that are having difficulty financially trying to upkeep their homes. With taxes going up and these families still trying to pay their mortgage and bills the income or assistance is not there for them to maintain their homes in livable conditions.
Bringing affordable housing exclusive to low-income citizens.
Equal Housing Opportunity
Family housing for san Marcos residents
flood recovery
Land for low income housing
no student housing east of IS 35
Programs to ensure property taxes remain low or to ensure rent control
Providing more opportunities for lower income individuals to afford housing.
Repair flooded homes. Promote home ownership by shifting tax burden to investors of rentals.
1. Sidewalks and Safe Streets in Older Neighborhoods 2. Infrastructure Improvements to facilitate Elderly and Disabled Access to Public Activity and Recreation Centers. 3. Expanded Parking for Children's Park, Swimming Pool and River Area
Easier access to parks and park improvement east of downtown on for lower income neighborhoods on the east side of 35. More hike and bike trails in the same area.
Parks & Trails
Cleaner energy
Environmentally sustainable projects are an absolute must. Working on renewable energy (i.e. solar panels on public spaces) would save the city money on electricity costs as well as help our environment. It's a necessary investment.
A public parking garage downtown would help make the downtown area more viable for businesses.
Downtown parking on the square.
Extended public transportation hours and areas of access. Also covered bus stops.

Getting around town without a car is essential to low-income workers, so anything that makes that easier and safer is good.
Grants for Transit Oriented Districts
Hiking trails, playgrounds for kids
More frequency of fixed bus routes and greater accessibility of current stops.
Neighborhood sidewalks and bike lanes on Bishop street (the whole street); improvements to other existing sidewalks in San Marcos to make them stroller accessible; stop signs or speed bumps on Bishop St. And other busy streets where speeding and pedestrian safety are an issue; sidewalks on all busy residential streets where speeding and pedestrian safety are an issue
public transportation options
Repair all roads!
San Marcos Greenbelt Alliance (if applicable)
The city has gone over board on providing bike lanes on busy streets. These should be directed to other streets with less traffic. Additional there needs to be a traffic study. There are too many intersections that have turn signals going one way but not the other, light timing is off, pedestrian walk lights are poorly timed, and traffic flow in general is terrible.
transportation
Walkability/Bikeability in San Marcos, public transportation
senior park equipment and playgrounds
A free splash pad
Access to the San Marcos River.
Accessible parks and more hike and bike trails, especially on the east side of I-35.
Dorothy Community center on MLK, that reciever 100+grant based on community votes.
Dunbar home economics building
I would like to see more opportunities for citizens to engage in building butterfly habitats and rain gardens to protect the watershed. Cisterns and rain barrels would collect water to help the public learn about water conservation and ways to keep the San Marcos river safe and clean for humans and wildlife. This should be a priority over the next five years. Schools could have habitats on campus to help the Monarch butterfly populations. These projects can teach responsibility, love of nature, discovery and transfer of knowledge. Hopefully, new buildings would install cisterns or rain gardens to catch the rain water instead of more concrete or impervious surfaces.
Our schools
Provide Designated / Permanent Outdoor Pickleball Courts (Includes Nets)
Restoration of Dunbar School and the Old First Baptist church for use as community centers and community service offices. Restored buildings are needed to justify creation of a state cultural district! Match with funds already awarded and being held by the SMTX Main Street department. Complete the job!
Save the river takedown fences
Splash pad
Sustainability - reducing our reliance on carbon, reducing our susceptibility to flooding, and reducing our waste output
water shed mitigation including parks and green spaces
-Hoping to have Dunbar Education Building remodeled in 2020 for use.
-Heard that you will or considering tearing down the Grant Harris Building – Will they rename the new building, the same name?
-Remove the mermaid from Eddie Durham park – Cost?
Community outreach that focuses on providing education about local food and the benefits of utilizing local farmers and their produce for low income families.
Education of adults and youths with emphasis on job skills
Job training for low income youth who have finished high school, but not qualified for local jobs.
Job training, specifically in higher-technology fields. These are higher-paying jobs.

I believe that many of these efforts should be fulfilled through philanthropy and not through city funds

Focus on what needs to be taken care of to better San Marcos, better than trying to fix things that aren't going to benefit the community as much, like the 125K for that one part reconstruction.

Comments on Housing Issues

Keeping the character and history of neighborhoods intact and enforcing single-family zoning. Not allowing multi-family buildings or expensive new development into existing single-family, [affordable neighborhoods](#). Keeping [affordable houses](#) affordable.

We need more owner occupied homes

We need to protect and develop [single family homes that are affordable](#). Protect the neighborhoods.

We need to protect the community and their homes that we have without changing their area with density with upzoning and infill. We need to also give a city homestead exemption to help with community retention. We also need to protect the safety and health of this community by prohibiting rent by the room occupancies. We should also [protect homesteads and their security by enforcing the various occupancy ordinances already in effect](#).

As a [first time home-buyer](#) two years ago, it was very difficult for our family to find an [affordable home in decent condition](#) before the rental companies swooped in with cash offers. [So many of the family homes in San Marcos are snatched up before families have the chance to purchase them. The big rental companies make cash offers that almost any first time home buyer would never be able to offer...](#) AND THEN charge an exorbitant amount for [rent that San Marcos families can't afford](#) (don't get me started on the lack of good paying careers available in San Marcos!). This opens up the properties to students who rent by the room - breaking the single family code and changing the family dynamic of our neighborhoods. There should somehow be an [incentive for families to purchase homes](#) before rental companies or developers... or some kind of minimum amount of time that a property must be listed before a company can purchase it... giving families the opportunity first.

Enforcing single family zoning in [low income](#) neighborhoods. [Avoid predatory stealth builders](#) advertising properties as single family when in reality they are trying to rent it out on a per room basis for college students.

The highest property taxes in the state that have been artificially inflated due to [developers who buy up single family homes to build apartments and charge high rents](#). High property taxes [makes it harder on lower income families to maintain or to buy a home](#). This creates a shortage of housing and this means as a city companies are less likely to come here or their employees look elsewhere to live

It would be useful if developers came to the city wanting to [build reasonably priced housing](#) instead of shoving rent-by-the-room projects in our faces. It would also be useful if San Marcos could attract companies that offer professional options other than service, retail, assembly line, or warehouse. Something that would allow Texas State grads to stay here and use their degrees to make a living.

[Families with children increasingly priced out of rental market](#) aimed primarily at students

New apartment complexes keep opening in San Marcos but at [exorbitant pricing](#). Existing apartment complexes [continue to raise prices year after year unless you agree to renew exclusively with them, which sounds like a threat to me](#). The prices keep raising, [low income](#) citizens and families will be moving out of town or into poorer communities. Sounds like a Slick way to get all the poor people out of town

[Rent and sale costs too high](#)

[Rent for apartments are very high](#)

[Rent has increased dramatically](#)

[Rent is to high only no families want to move here](#)

[Rental prices have skyrocketed](#) yet incomes are stagnant. Rentals by the room take advantage of [low income students](#) and leave less options for family housing.

Student apartments should be cheaper, [the prices are too high](#) for the low quality we receive.

Taxes are so high that [rental rates have to increase](#).

There is [not enough affordable housing](#) that is also pet friendly and child friendly. Many affordable housing is apartment complexes but we need affordable housing that are houses as well in order to remain pet friendly with yards. Additionally, there are so many landlord/tenant issues but no where local to get affordable help and advice unless a student at Texas State University. Many landlords do not comply with the landlord and tenants rights that are put in place by the state of Texas and Federal Government. [There needs to be mediation services, legal advice and accountability for landlords.](#) Furthermore, [rent prices have been excessively high](#) over the past four years to where they are pushing people out of their homes or making them [unaffordable for families to live in.](#) I used to be able to rent a 2/1 duplex for \$675/month back in 2015 but those [same complexes are going for \\$950-\\$1000/month](#) with no renovations or improvements

So much attention is now given to Texas State students and residency for them that local officials are forgetting about the true local residents of San Marcos. [It seems that local residents are being driven out of our own city.](#) San Marcos is beginning to look like Austin...how sad. We are catering to the university. Even housing developers are making it difficult to own a home for local residents. [Buying a house in San Marcos is expensive](#) and taxes are high. Getting a decent paying job here is difficult. As a two income family that has a home mortgage, we barely make ends meet. My husband and I both are born and raised in San Marcos and we both work here. We are considered "medium income ", but we can't afford to upkeep our home with the salaries we receive. We don't qualify for assistance because we are not low income.

The city has focused on student housing and student services and has forgotten about their most vulnerable citizens: [low income Seniors!](#)

The soon to be oversupply of student apartments in town will cause serious problems in infrastructure if nothing is done about it, and destabilize the housing market for single-family dwellings.

There are too many apartments, specifically student housing apartments going up. The market is already saturated and the University is not growing. It is leading to a devaluation of properties because many rental houses are now vacant due to the glut of cheap and new apartments.

[Too expensive](#) and [too much housing meant for just students and not residents.](#)

too much focus on single room student housing, [no priority for lower income family.](#) [make affordable housing options happen](#)

we live in a state where law and custom favor property owners, so those who rent housing, or wish to influence community oriented development are very limited in what can be done. Still, the [city council made a mistake when it recently voted against several affordable housing projects.](#) It has also made the mistake of permitting "purpose built student housing" without also requiring a component of regular market rate and below market rate units in each development. Our housing patterns are already too segregated, and [costs are too high](#) (and, [rent by-the-bedroom tends to take advantage of students,](#) so that's another issue). We need more building, more density, including infill in single family neighborhoods (with garage apartments, 4-plexes, micro housing, and so on). We're right between two of the fastest growing metro areas in the country, and home to a large public university. We can expect more of those who build here (that they actually develop the city, and don't only expropriate profits), and of city leadership.

More single family resident housing. Not apartment!!!!

[Not enough information about affordable housing, and not enough affordable/ income based housing.](#) Too many unnecessary luxury apartments.

We [need more affordable housing](#) , not more high-rise apartments. Crowding and density lead to a great many problems.

As San Marcos continues to grow and develop, we need to pay attention to the successes and failures that Austin is experiencing and begin to plan for the next 10 to 20 years. Specifically how to handle [homelessness and where to locate shelters,](#) [provide financial opportunities for new businesses for low income families](#) so they can [afford their homes](#) as taxes/cost of living increases, allow for more short-term rentals to increase tourism and local spending.

Apartment living is geared towards single persons with a [high rent](#) costs. [Affordable living is scarce](#). As a participant in the FSS program and a [previously homeless single mother](#) I often fell into a gray area of assistance. I worked hard and would earn enough to qualify for little assistance if any yet it wasn't enough to cover costs of daily living forcing us to rent by the room and often by the month. Assistance for [smcisd students facing housing crisis](#) is ideal, [energy efficient upgrades](#) to public housing [like solar panels](#) would encourage a trend to install the same when off of assistance and [buying a home in the future](#). [down payments for people with disabilities](#) would help offset the burden of finding suitable living, [rental assistance for those participating in a workforce program](#).

[Build more compact, connected housing at all income levels](#) inside the existing city core. This is a supply/demand issue exacerbated by locking new people out of housing opportunities in existing areas close to the services they need. [Housing affordability](#) is a function of housing costs PLUS transportation costs, but it's not viewed that way societally. Thus, [lower income families](#) are forced to either live in poor conditions or live in distant areas that make their transport options limited, expensive, or time consuming.

definitely need [lower rentals for residents and their families](#)

Embarrassing how the City Council votes down an [affordable housing](#) project.

Extreme lack of [affordable housing](#)

Home values are not in balance with employment and earning ability in our town. The influx of out-of-towners who made money elsewhere has [inflated mortgages, rent, and taxes](#). This has negatively affected the folks that have made San Marcos home for many years or generations. We are about to sell our home for this very reason...[we can't afford to live here anymore](#).

[Housing](#) and good jobs go hand in hand.

[Housing cost](#) to purchase, or rent have been unreachable. People have to become co-habitant to live in San Marcos. Housing is more expensive by 20 % then San Antonio

[Housing costs](#) continue to rise and this is forcing workers to leave SM

Housing is now a commodity to be traded by LLC's, student housing artificially inflates rent prices and their in LLCs as well, and [we have no housing for sale that our residents can afford](#) at this time. Therefore, we need to keep our current [affordable housing](#) in good repair as to not lose more acreage to UN affordable/commodity housing.

[Housing is too expensive](#). And the more affordable housing is not near services needed for food, employment, youth services, or social/fun/third places. It's car dependent. And it's too expensive to move closer to those resources/services.

Housing issues for Vie Lofts and other housing should be monitored better as displacing college students could have been avoided if city inspections were updated and followed.

I definitely think a tenants' council is needed, and I think we need [affordable homes for purchase and ways that all citizens can help qualify](#).

I feel that as someone who's recently moved to San Marcos and plants on living my life here, it's [very hard to find any homes](#) that are [affordable price](#) for what's actually being offered. This is an Austin, so I wouldn't expect homes to be at such high rates

I feel the steady [climb of property taxes/housing market](#) (rental and owner) is the [biggest issue low to mid income residence](#) in San Marcos face. I support using these funds to help San Marcos' [cost of living](#) more affordable for the long term.

I know a great many people who work at the University live out of town. The wealth they are earning is not staying in the City. Rather many of the residents of San Marcos have [low paying](#) service or blue collar jobs. There are few well paying jobs in town and many of those are occupied by out-of-towners.

I support fair housing/helping those with [lower incomes](#) as well as supporting housing (building/maintaining) that seriously considers environmental impact, especially with the river and aquifer in mind.

I wish there more [affordable housing](#) options for all people (even students), but specifically for those that are or are at risk for being homeless.

In a market based economy, demand sets the cost. Eventually things level out. For more [affordable housing](#) emphasis needs to be on bringing and retaining suitable jobs.

Increasing rent prices are pushing native residents away from the city to accommodate families moving in that don't work locally.
Increasing the supply to meet the demand seems like a good approach to assessing the inflated rent issue , possibly consider new zoning changes around the wonderworld drive area?
It all comes down to supply
It's hopeless for the average family to be homeowners anymore
It's unfortunate that such an amazing community for raising healthy, well rounded, stewards is being out priced . Please be mindful of how you spend the CDBG funds.
Lowest median income in Austin area; lowest median housing costs; lowest percentage of home ownership; apartments going up left & right with rent out the roof!!!
middle and lower income have few affordable options.
More of a focus on housing for the community and helping residents maintain their house once they are in one . This can be education on efficiency within the house, required maintenance like ensuring the foundation is watered, and so on.
More Section 8 and SMPHA units.
Need affordable family housing.
Need more affordable housing including affordable rentals
Need more housing for single moms and dads
Need more housing options
Need much improvement
Not enough affordable housing for Seniors. Many, like Austin, cannot or on the onset of not being able to afford the homes they are in. Thus, causing foreclosures and the inability to maintain or repair their homes.
Our city council needs to equally distribute affordable housing projects across the entire city.
People don't know they can call Austin tenants council - perhaps change name to Austin/San Marcos tenants council would help. The discussion about what is " low income " has to happen. Many options that are given tax breaks for being low-income are still above what families can afford.
property taxes continue to rise without improvements to the property
Property taxes for seniors. Allow person LIVING. AND MAKING HOUSE PAYMENTS to claim freeze on property taxes instead of it having to be deed holder. My house is in my daughter's name to avoid estate issues when I die. However, since she is not 62 years old, we can't apply to freeze property taxes. Therefore, my house payment has gone from about \$600/month in 2014 to now \$800/month to make up escrow difference on property taxes. I cannot afford for it to keep going higher. I pay the the escrow difference but payment still goes up. I don't want to have to transfer Ownership and that expense to freeze taxes. Please Consider a better way to handle this issue? 😊
San Marcos needs more affordable condos & townhomes. It does NOT need more land-greedy single family homes; these just make all housing more expensive.
Some seniors need help because more and more they are raising their grandchildren.
Stop buying into the insanity that San Marcos must/should/is obligated to build or support low income housing. The City needs high value homes and high income jobs to generate revenue. Building 100's of low-income units and you'll succeed in turning San Marcos into a low-income population consuming Public Resources instead of paying for them. You'll bankrupt the City and turn it into a blighted slum as these poorly built, poorly maintained low income units fall apart over time. Put differently, let "Market Mechanisms" and restrictions on high-density vertical development turn Downtown San Marcos into an area surrounded by really nice neighborhoods that encourage people to walk to City Center and Parks.
The major problem seems to be the distance between the high cost of housing and the low level of income.
There is a serious lack of affordable housing in San Marcos that needs to be addressed. Even short-term low income housing units to help people get back on their feet would be a tremendous asset to the community.
Try different housing models: courts, fourplexes, repurpose our numerous vacant buildings!
We have to get control of out of town developers taking advantage of people.

We've already lived here years, but it's hard for me to see my family settling permanently here and [unaffordable housing](#) is the biggest part of that.

You have asked questions that the average person doesn't have knowledge about. I could only answer questions based on what I've read about nationally. However, there definitely needs to be more [affordable housing](#) in San Marcos, AND PATIO HOMES NEEDS TO BE CONSIDERED FOR SENIORS. That would allow more seniors to stay in their homes because outside maintenance would not fall on them. Plus the homes could be smaller for inside maintenance, and isolation would not be a problem. Neighbors could assist neighbors.

-Communication to the people in SM on what is available and for assistance. '-Oversee or different entities that monies are given to i.e. Southside Community Ctr – From the past the staff appears to Very bias toward certain people.



**Consolidated Plan & Citizen
Participation Workshop
Comment Card
February 19, 2020**

Name: Cara DiMottina Ryan

Email: cara.dimattinaryan@ruralcapital.net

Phone: 347-819-2974

**Comments about the draft Citizen Participation Plan or the proposed 2020-2024
Consolidated Plan:**

*build out transportation via bus to work locations (i.e. CFAN, Epic Piping)

Workforce Solutions of Hays

*investment in workforce housing



**Consolidated Plan & Citizen
Participation Workshop
Comment Card
February 19, 2020**

Name: Cynthia Calderon

Email: ccalderon177@gmail.com

Phone: 210-782-4505

Comments about the draft Citizen Participation Plan or the proposed 2020-2024 Consolidated Plan:

My interest is a retaining wall in my backyard to prevent rain from entering my house.

I am low income, older citizen.



**Consolidated Plan & Citizen
Participation Workshop
Comment Card
February 19, 2020**

Name: Mittie Miller

Email: mittiemiller@yahoo.com

Phone: 512-753-9586

Comments about the draft Citizen Participation Plan or the proposed 2020-2024 Consolidated Plan:

-Communication to the people in SM on what is available and for assistance.

-Oversee or different entities that monies are given to i.e. Southside Community Ctr – From the past the staff appears to Very bias toward certain people.

-Hoping to have Dunbar Education Building remodeled in 2020 for use.

-Heard that you will or considering tearing down the Grant Harris Building – Will they rename the new building, the same name?

-Remove the mermaid from Eddie Durham park – Cost?



**Consolidated Plan & Citizen
Participation Workshop
Comment Card
February 19, 2020**

Name: Alexander Jahns

Email: Alexander23.AJ@gmail.com

Phone: 210-889-6457

**Comments about the draft Citizen Participation Plan or the proposed 2020-2024
Consolidated Plan:**

Focus on what needs to be taken care of to better San Marcos, better than trying to fix things that aren't going to benefit the community as much, like the 125K for that one part reconstruction.

SAN MARCOS

Consolidated Plan & Citizen Participation Workshop Funds Category Activity February 19, 2020

Citizen CATEGORY	1	2	3		4	5
	\$ AMOUNT	\$ AMOUNT	\$ AMOUNT	\$ AMOUNT	\$ AMOUNT	\$ AMOUNT
Affordable Housing	\$ 110,000.00	\$ 100,000.00	60%	\$ 360,000.00	\$ 182,000.00	\$ 100,000.00
Public Service(No more than \$90,000)	\$ 90,000.00	\$ 50,000.00	20%	\$ 120,000.00	\$ 85,000.00	\$ 90,000.00
Public Facilities	\$ 90,000.00				\$ 223,000.00	\$ 100,000.00
Infrastructure, Transportation	\$ 150,000.00	\$ 450,000.00	10%	\$ 60,000.00	\$ 25,000.00	\$ 110,000.00
Demolition Activities	\$ 90,000.00				\$ 10,000.00	\$ 100,000.00
Economic Development	\$ 70,000.00		10%	\$ 60,000.00	\$ 75,000.00	\$ 100,000.00
Total:	\$ 600,000.00	\$ 600,000.00	100%	\$ 600,000.00	\$ 600,000.00	\$ 600,000.00



Consolidated Plan and Citizen Participation Workshop

February 19, 2020

San Marcos Activity Center, 6:00pm

Activity

You have \$600,000 to spend!

At least 70% must benefit low-moderate income people.

Which categories should receive funding? How much each? 

CATEGORY	\$ AMOUNT
Affordable Housing <i>Such as housing rehabilitation or reconstruction, land acquisition, accessibility improvements, homebuyer loans, weatherization, transitional housing</i>	\$ 110,000
Public Services (no more than \$90,000) <i>Such as programs for senior citizens, abuse victims, youth, children, homeless, treatment of drug or alcohol abuse, workforce skills development</i>	\$ 90,000
Public Facilities <i>Such as parks, community centers, community gardens</i>	\$ 90,000
Infrastructure, Transportation <i>Such as neighborhood sidewalks, hike and bike trails, covered bus shelters</i>	\$ 150,000
Demolition Activities <i>Such as spot blight removal or demolition of unsafe structures</i>	\$ 90,000
Economic Development <i>Such as business incubator construction or microloans for small businesses</i>	\$ 70,000
TOTAL	\$600,000

Name: Carol Peters
 Email: capeters12@austin.rr.com sanmarcos.tx.gov
 Address: 36 Mill St, Maxwell
 Phone: 512-268-2610



Consolidated Plan and Citizen Participation Workshop

February 19, 2020

San Marcos Activity Center, 6:00pm

Activity

You have \$600,000 to spend!

At least 70% must benefit low-moderate income people.

Which categories should receive funding? How much each?

CATEGORY	\$ AMOUNT
Affordable Housing <i>Such as housing rehabilitation or reconstruction, land acquisition, accessibility improvements, homebuyer loans, weatherization, transitional housing</i>	\$100,000
Public Services (no more than \$90,000) <i>Such as programs for senior citizens, abuse victims, youth, children, homeless, treatment of drug or alcohol abuse, workforce skills development</i>	\$50,000
Public Facilities <i>Such as parks, community centers, community gardens</i>	\$
Infrastructure, Transportation <i>Such as neighborhood sidewalks, hike and bike trails, covered bus shelters</i>	\$450,000
Demolition Activities <i>Such as spot blight removal or demolition of unsafe structures</i>	\$
Economic Development <i>Such as business incubator construction or microloans for small businesses</i>	\$
TOTAL	\$600,000

Name: _____

Email: _____ sanmarcostx.gov

Address: _____

Phone: _____



Consolidated Plan and Citizen Participation Workshop

February 19, 2020

San Marcos Activity Center, 6:00pm

Activity

You have \$600,000 to spend!

At least 70% must benefit low-moderate income people.

Which categories should receive funding? How much each?

CATEGORY	\$ AMOUNT
Affordable Housing <i>Such as housing rehabilitation or reconstruction, land acquisition, accessibility improvements, homebuyer loans, weatherization, transitional housing</i>	\$ 60%
Public Services (no more than \$90,000) <i>Street Parking</i> <i>Such as programs for senior citizens, abuse victims, youth, children, homeless, treatment of drug or alcohol abuse, workforce skills development</i>	\$ 20%
Public Facilities <i>Such as parks, community centers, community gardens</i>	\$
Infrastructure, Transportation <i>Such as neighborhood sidewalks, hike and bike trails, covered bus shelters</i>	\$ 10%
Demolition Activities <i>Such as spot blight removal or demolition of unsafe structures</i>	\$
Economic Development <i>Such as business incubator construction or microloans for small businesses</i>	\$ 10%
TOTAL	\$600,000

Name: Ray Palermo

Email: ray.palermo713@gmail.com sanmarcos.tx.gov

Address: 1628 Pasq Rd #4 San Marcos 78666

Phone: 812 431 4971



Consolidated Plan and Citizen Participation Workshop

February 19, 2020

San Marcos Activity Center, 6:00pm

Activity

You have \$600,000 to spend!

At least 70% must benefit low-moderate income people.

Which categories should receive funding? How much each?

CATEGORY	\$ AMOUNT
Affordable Housing <i>Such as housing rehabilitation or reconstruction, land acquisition, accessibility improvements, homebuyer loans, weatherization, transitional housing</i>	\$ 182,000
Public Services (no more than \$90,000) <i>Such as programs for senior citizens, abuse victims, youth, children, homeless, treatment of drug or alcohol abuse, workforce skills development</i>	\$ 85,000
Public Facilities <i>Such as parks, community centers, community gardens</i>	\$ 223,000
Infrastructure, Transportation <i>Such as neighborhood sidewalks, hike and bike trails, covered bus shelters</i>	\$ 25,000
Demolition Activities <i>Such as spot blight removal or demolition of unsafe structures</i>	\$ 10,000
Economic Development <i>Such as business incubator construction or microloans for small businesses</i>	\$ 45,000
TOTAL	\$600,000

Name: Mittie Miller

Email: mittiemiller@yahoo.com

sanmarcostx.gov

Address: 2020 Nevada St San Marcos Tx 78666

Phone: 512-753-9586



Consolidated Plan and Citizen Participation Workshop

February 19, 2020

San Marcos Activity Center, 6:00pm

Activity

You have \$600,000 to spend!

At least 70% must benefit low-moderate income people.

Which categories should receive funding? How much each?

CATEGORY	\$ AMOUNT
Affordable Housing <i>Such as housing rehabilitation or reconstruction, land acquisition, accessibility improvements, homebuyer loans, weatherization, transitional housing</i>	\$ 100,000
Public Services (no more than \$90,000) <i>Such as programs for senior citizens, abuse victims, youth, children, homeless, treatment of drug or alcohol abuse, workforce skills development</i>	\$ 90,000
Public Facilities <i>Such as parks, community centers, community gardens</i>	\$ 100,000
Infrastructure, Transportation <i>Such as neighborhood sidewalks, hike and bike trails, covered bus shelters</i>	\$ 110,000
Demolition Activities <i>Such as spot blight removal or demolition of unsafe structures</i>	\$ 100,000
Economic Development <i>Such as business incubator construction or microloans for small businesses</i>	\$ 100,000
TOTAL	\$600,000

Name: Hannah Jenkins

Email: JenkinsHanna@Hotmail.com

sanmarcostx.gov

Address: 1420 Schulte Drive, San Marcos, TX 78666

Phone: (512) 893-9783