

# COMMUNITY PARTNERSHIPS



November 30, 2018

# Workforce Housing Strategic Initiative

**Definition:** The strategic initiative for workforce housing is targeted to providing housing solutions for San Marcos residents earning up to 140% of the area median income. Area median income is based on the Austin/Round Rock MSA.

## Outcomes:

#1



**Increase the Rates of Home Ownership**

#2



**Assemble a Workforce Housing Task Force**

#3



**Maintain Existing Housing Stock in Safe Conditions**

# Tax Delinquent Property Partnership

**Who**

**will the program serve?**

**Why**

**is it Important?**

**How**

**will we succeed?**

**City Employee  
Median Salary**

**\$52,000**

**% Homes Sold for  
Less than \$150,000**

**57% in 2011**



**11% in 2017**



**Texas State Employee  
Median Salary**

**\$65,662**

**% Homes Sold for  
Less than \$200,000**

**82% in 2011**



**40% in 2017**



**San Marcos CISD  
Teachers \$50,862**

**% Homes Sold for  
Less than \$150,000**

**57% in 2011**



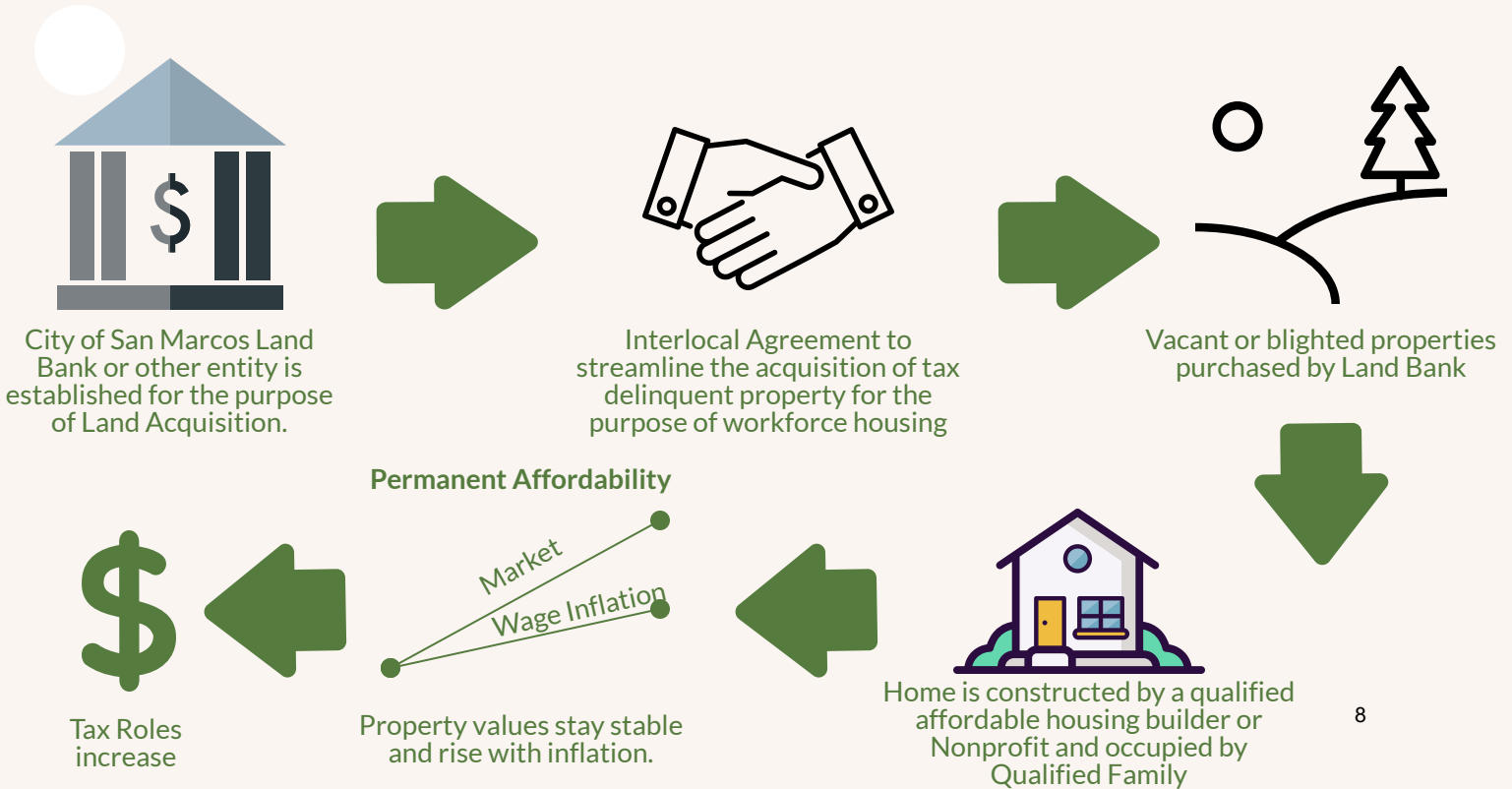
**11% in 2017**



**The City is uniquely positioned to transition vacant, blighted, and problem properties back onto the tax rolls as workforce housing.**

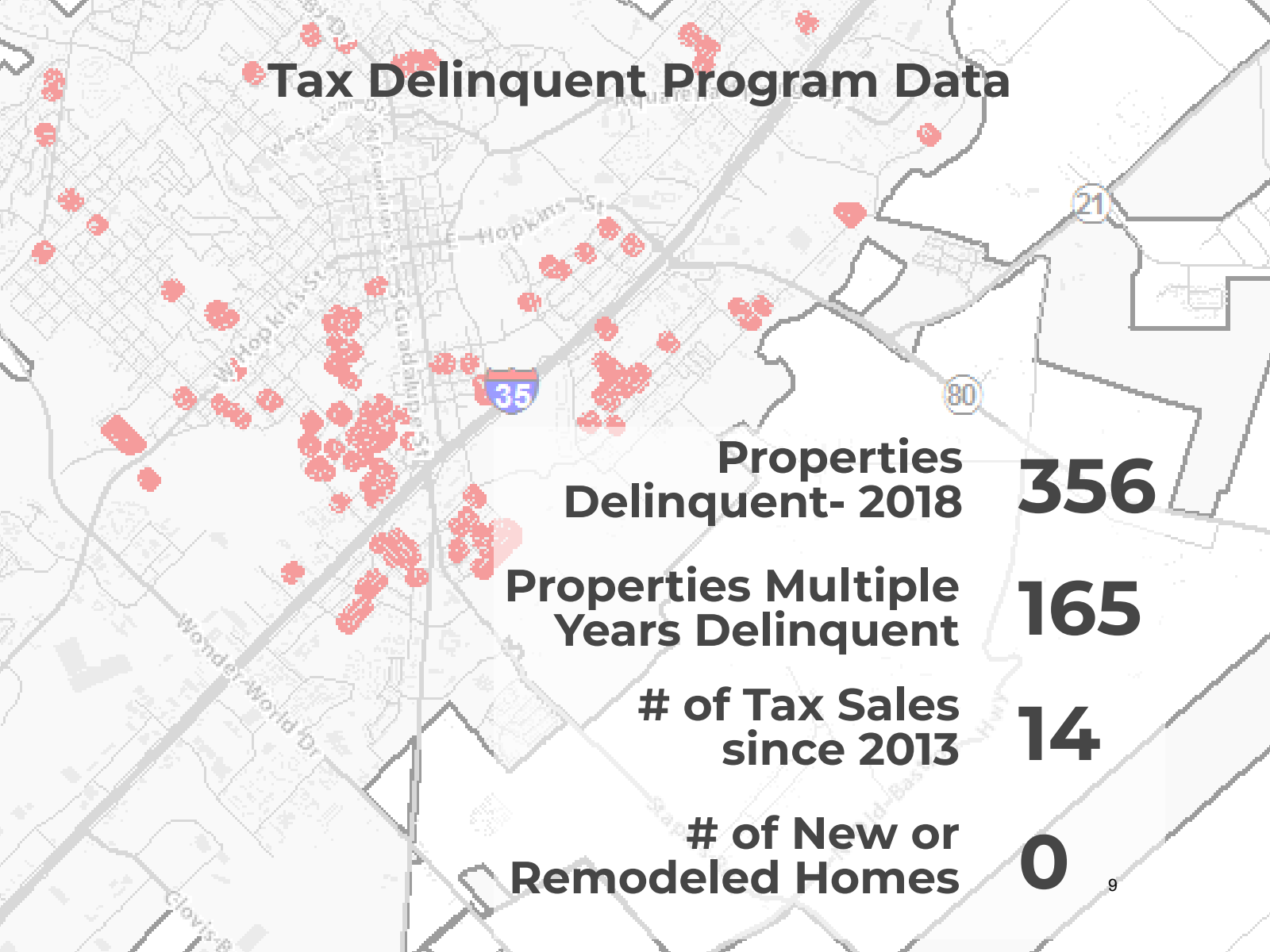
# Community Partnerships Policy Discussion

## Tax Delinquent Property Process:





# Tax Delinquent Program Data



**Properties Delinquent- 2018 356**

**Properties Multiple Years Delinquent 165**

**# of Tax Sales since 2013 14**

**# of New or Remodeled Homes 0**

# Case Study - Tax Sale Properties

## 618 Alabama St.

2014 - Sold at a tax sale; \$14,000

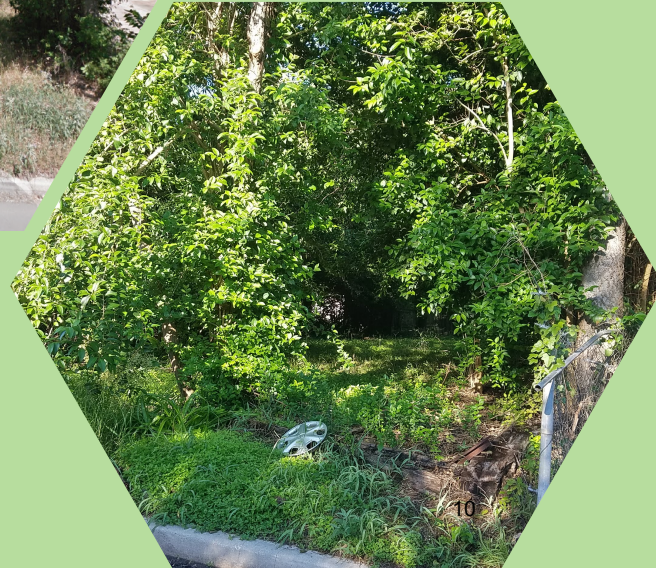
Projected Tax Value:

**2008**



**2011**

**2018**



Taxable value since 2014

**\$46,280**

Taxable value since 2014  
if redeveloped

**\$500,000**

# 738 Gravel

March 2016 - Sold at a tax sale; \$1,000

## October 2018



## April 2011

Taxable value since 2016

**\$37,000**

Taxable value since 2014  
if redeveloped

**\$225,000**



# Case Study - City Built Homes

712 Conway

## Housing Construction Experience

HOME Grants - 5 Homes, 2007

CDBG DR - 8 Homes, 2018

## Future Housing Construction

HOME Application - 4 Homes; 2019

City Program - 4 Homes; 2019

HOME and CDBG-DR are federally funded programs to construct homes for low - to moderate - income families

This year the San Marcos City Council has set aside money for land acquisition to be utilized for the construction of homes by homebuilders and other area non-profits.

**304 Magnolia**



**205 Johnson**



# Neighborhood Impacts

## Goals:

- 1. Preserve Affordability /Create Stability**
- 2. Revitalize and Sustain Neighborhoods**

## **Targeted Areas:**

- Infrastructure Projects
- Changing Demographics
- Surplus Public Land
- Lack of Investment
- Properties Adjacent to Flood Prone Areas

# **Benefits of Partnership**

## **Opportunities**

**for housing public servants and teachers.**

## **Tax Value**

**increases for each property.**

## **Neighborhoods**

**are revitalized.**

# Policy Action Item

Negotiate an interlocal agreement among City, School District and County to waive taxes, penalties, and interest for the public purpose of developing low - to moderate-income housing:

- Before a tax suit is filed; TLGC Sec. 272.001(g)
- Upon resale, after a tax suit is filed; TLGC Sec. 34.05(i)

