

Summary of Comments Received through February 23, 2025:

• Priority Need for the 2025-2029 Consolidated Plan Survey

The City of San Marcos conducted a public survey on priority needs from February 2-28, 2025, and held five dream sessions between February 3 through February 25, 2025, to receive comments on the priority needs. Staff provided a presentation to the Hays Interagency Group on February 11, 2025.

Bilingual staff was present at the meeting. These opportunities for comment were publicized through the following means:

- A display ad announcing the dream sessions in Spanish and English in the local newspaper, the San Marcos Daily Record, on January 19, 2025
- A press release
- An email sent to 242 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

PRIORITY NEEDS

As of February 25, Comments on Priority Needs were received from 86 people, in the following categories:

Youth Programs	High
Elder/ Disabled Services	High
Victim of Abuse	High
Homelessness	High
Economic Development	Moderate
Transportation/infrastructure	High
Affordable Housing	Moderate
Public Facilities	Moderate
Substance Abuse	Moderate

The most needed public services were related to Senior Citizens or people with Disabilities. Fifty-three people ranked Helping the elderly or people with disabilities with transportation as high priority, while 48 ranked senior services high priority. Programs for youth and children and homeless assistance were ranked high priority by 48 individuals each.

23 attendees participated in the in-person dream sessions with an exercise to recommend funding priorities, with the following results:

Public Services	\$99,375
Affordable housing	\$173,750
Economic Development	\$40,000
Demolition	\$60,625
Infrastructure and Transportation	\$67,750
Public Facilities	\$72,500
Administration	\$140,000
Total	\$650,000

38 attendees participated in the virtual dream sessions with an exercise to recommend funding priorities, with the following results:

Public Services	\$105,000 (15% maximum)
Affordable housing	\$178,833.33
Economic Development	\$35,000
Demolition	\$57,500
Infrastructure and Transportation	\$76,666.67
Public Facilities	\$78,333.33
Administration	\$140,000
Total	\$671,333.33 (Maximum was \$700,000)

These results also include online submissions from the community. The budget simulations provided attendees with prioritizing the priorities that mattered the most to them by allocating the average \$700,000 in CDBG funds.

FAIR AND AFFORDABLE HOUSING

Comments on Fair and Affordable Housing issues were received from 85 people, in the following categories:

Housing costs are too high for income	Most Serious Problem
Unfair treatment based on race, color, gender, etc.	Moderate Problem
Low-income families cannot afford to maintain their homes	Most Serious Problem
Inadequate supply of houses for sale at an affordable price	Serious Problem
Lack of renter/landlord mediation services	Moderate Problem
People don't understand fair housing rights	Moderate Problem
Predatory lending	Moderate Problem
Housing Foreclosures	Moderate Problem

Per comments on the survey, cost and the number of affordable homes compared to incomes are the biggest housing problems facing San Marcos. Some comments were related to increasing values and taxes while other comments related the lack of affordable housing.

Summary of Survey Results

• Priority Need for the 2020-2024 Consolidated Plan

86 people responded to the survey. The top priority needs requested in the survey were in the public services category, respondents ranking youth programs as a high priority, followed by homeless services, service for senior citizens and those with disabilities and services for abuse victims all at 56%. However, by CDBG –Entitlement regulations we are only allowed to spend 15%, or \$105,000 on Public Services.

Top among the other categories ranked as high priority by respondents were transportation for the elderly and disabled at 62%, followed by small business job creation at 51%, and job and technical skills training at 48%

Percentage per category

	High	Medium	Low	Not
Affordable Housing	32%	36%	19%	13%
Public Facilities	35%	38%	22%	4%
Transportation	43%	37%	20%	5%
Economic	38%	45%	14%	4%
Disability/Elder	56%	34%	10%	0%
Services	56%	31%	12%	1%
Abuse or Neglect	56%	36%	7%	1%
Youth Programs	56%	29%	9%	6%
Homelessness	38%	43%	15%	3%
Substance Abuse				

Percentage per topic

	Housing repairs/energy efficiency improvements	Make existing houses more accessible (ramps, wider doors, etc.)	Buy land to build affordable house	Homebuyer down payment and closing cost loans	Neighborhood parks	Neighborhood sidewalks	Community gardens	Community centers
High Priority	33%	35%	39%	22%	36%	41%	23%	39%
Medium Priority	42%	38%	20%	43%	44%	39%	37%	34%
Low Priority	19%	18%	20%	19%	18%	19%	33%	20%
Not A Priority	6%	10%	20%	16%	2%	1%	7%	7%

	Help with transportation for the elderly or people with disabilities	Covered bus shelters	Hike and bike trails	Job and technical skills training	Small business loans for job creation	Service for senior citizens or people with disabilities	Services for victims of abuse or neglect	Programs for youth and children	Services for the homeless or those at risk of becoming homeless	Services to treat and prevent drug and alcohol abuse
High Priority	62%	28%	23%	48%	27%	56%	56%	56%	56%	38%
Medium Priority	26%	44%	41%	39%	51%	34%	31%	36%	29%	43%
Low Priority	11%	22%	27%	11%	17%	10%	12%	7%	9%	15%
Not A Priority	1%	6%	9%	2%	5%	0%	1%	1%	6%	3%

• **Housing and Fair Housing Issues**

The survey drilled into more detail on housing issues and asked questions about Fair Housing practices. 71% of respondents considered the cost of housing to be a serious issue, and 64% said the lack of affordable housing, including various housing types, was a serious issue. 71% considered local income to be too low compared to the price of available housing. Regarding fair housing issues, 35% of respondents believe there is a serious need for mediation, and 37 % ranked the need for housing consumers to know their rights and issues.

	Housing cost (rent or sales price) too high for income	Unfair treatment based on race, color, sex, religion, national origin, family status, or disability	Predatory lending (excessive interest rates, fees, and unfair policies)	Housing foreclosures	People don't understand their fair housing rights	Inadequate supply of houses for sale at an affordable price	Low income families cannot afford to maintain their homes	Lack of renter/landlord mediation services
Serious Problem	71%	12%	28%	8%	37%	64%	71%	35%
Moderate Problem	28%	48%	48%	60%	49%	29%	25%	52%
Not a Problem	1%	40%	24%	32%	13%	7%	5%	12%

Priority Survey Comments

Please identify any specific projects or programs you believe should be a CDBG funding priority in the next five years.

1. Affordable transportation initiatives including better more frequent public transit and connected / robust active transportation networks (sidewalks and bike lanes)
2. Housing affordability and becoming more green in our community. Becoming a dark sky community. Training people to be better equipped to land higher paying careers to curb poverty.
3. Homeless prevention.
4. Rental unit inspections to weed out bad landlords
5. Expanding Section 8 to cover everyone who qualifies should be a top priority. Making low-cost senior housing actually affordable by those living on SS should be a major goal.
6. Any and all handicapped projects, including accessibility and activities.
7. Recreational, like a golf course
8. Various:
 - a. 1. Youth Sports.
 - b. 2. Senior Citizens and disabled assistance(home access and transportation).
 - c. Public Safety in our Parks.(especially during holiday weekends).
 - d. ***Absolutely no funds should be used for homeless or DEI programs
9. YSB
10. CART makes it easy enough for those without transportation to get around during the week, but elderly and handicapped have a challenge finding weekend transportation
11. Better roadways, remove bicycle roads off craddock, increase safety with policing and mainly assist local businesses and less big businesses like you did by allowing Bucces
12. Dayhab ISS program for IDD adults with vocational training. Can be funded by the Medicaid waiver program and private pay. Would be great place for internship with the university for many depts. psych, ST/OT/PT, Rec therapy, nutrition, etc
13. Safe spaces for the LGBTQIA+ community. This is another marginalized group, often impacted by homelessness, poverty, disabilities, etc. Programs, services, safe buildings that allow meetings for this group would be a huge impact.
14. The creation of a community center for nonprofit organizations to operate out of, specifically. A place for meetings to be held, information about the organizations to be spread, maybe even storage closets for rent. With so many wonderful nonprofit organizations looking to specifically serve the San Marcos local community, I think infrastructure should be made to support those organizations.
15. Safe spaces for the LGBTQIA+ community specially trans people
16. Treating the waters that come in and out of every bathroom in San Marcos to be cleaner and lesser contaminants and also having security or police monitor San Marcos River water park people do crazy stuff there and there is not enough security or police officers walking around and monitoring the place especially in the summertime in order to keep that River safe we need to put more surveillance or authority for people to respect not too long ago I was walking around the park in San Marcos it's all a glass of bottle shattered everywhere this is not okay basically this park is the money maker of San Marcos there's people that

travel from Dallas, San Antonio and Austin just to have fun in this San Marcos River we have to take care of it because it's also a money maker please don't forget that so in order to maintain its beauty and safety there needs to be more security

17. San Marcos Qu33r Council for programming for LGBTQIA+ persons and their allies.
18. Hcwc shelter and transitional housing
19. I would love to see a Pride Center to support our LGBTQIA+ community in the same way other marginalized communities have been supported to have a place to gather, hold events, support nonprofits, and provide essential programs (health, mental health, funding, clothes closet, etc). I think we need to support other essential services with better access via public transportation (CASA, HCWC, Bluebonnet, Cenikor, etc.). I hope to see positive results from the transportation survey so TXST team can augment public buses. We need to maintain our green spaces and conserve water!! In this time of inflation and economic security we need to support programs that keep people housed and with their basic needs met!! This includes all our marginalized communities- Latino, Black, elders, LGBTQIA+, low SES, those with disabilities, etc.
20. LGBTQ+ programs and community centers
21. Supporting Southside Community Center, Community Action, St. Vincent de Paul and other such organizations that are already doing this work, instead of creating new programs.
22. Homeless services at the southside
23. Animal welfare and sheltering
24. HCWC
25. 24 Hr Public restrooms available throughout town
26. Various:
 - a. Sidewalks on at least 1 side of the street.
 - b. Outdoor 24 hr bathrooms in large parks.
 - c. Outdoor gym equipment
27. City should purchase property behind Centro and put in a park of community center
28. Various:
 - a. Job training for homeless etc.
 - b. Domestic abuse.
 - c. Foster children
29. anything for elderly

Housing and Fair Housing Comments

Please provide your thoughts on housing issues, if any, in San Marcos.

1. Need more housing closer to existing services / community - not 20 minutes away...
2. I live and own an old home, I'm a public servant of Hays, school nurse for hays cisd. I have been a nurse for 15 years and have lived in San Marcos since 2014. I want to stay and give my time and expertise to this community but property values/taxes will soon chase me out.
3. Too many corporations are buying and owning rental properties. These properties are not maintained and rent is too high. Also as a homeowner in Rio Vista, if my property value and taxes keep going up, our water costs keep going up, everything - I will eventually have to

leave San Marcos. I don't want to leave. I'm a public school nurse for Hays CISD and I have been since 2013. I have been a nurse for 15 years. I have lived in San Marcos since 2014. I want to stay and keep serving this community but eventually the cost of continuing to own my home will be too much and I fear I will have to leave this community.

4. It's consistently more expensive to buy a house. The price, interest, and cost of property taxes are ridiculous. Let's resolve the issues that prevent working class, low income families from buying and being able to keep their homes without stressing over payments and taxes in years ahead. Some people want a forever home. Let's change the impossibles.
5. Renter's need more rights. There are too many "slumlords" in San Marcos. The amount of rentals that are infested with mold, etc. is a serious problem and is affecting residents' health.
6. The current system in way things are set up make it far too easy for current homeowners to buy second third and fourth houses to keep as rental units for the college students. This keeps houses off of the market for sale making families harder to find what they are looking for, as well as leaving many renters with very little protections and living in houses that are in various states of disrepair and in need of mold remediation. I believe that instituting a landlord's list of some sort that requires all landlords to be registered and all rental properties to be registered with the city and then yearly inspections to make sure that they are livable. In order to prevent landlords from using this as another opportunity to line their pockets and charge more and accumulate the wealth even more so in the hands of land owners, it would be important to couple this with rent protection to prevent gouging.
7. There's an urgent need for more low-cost apartments for low income seniors. Sunrise Village (where I live) is the only place in town with low rents, and that's \$775. I have neighbors who only make around \$1200 in SS and are still waiting for acceptance to Section 8. Workable solutions are desperately needed. Other "low income" apartments in SM are \$1,000+, which is unaffordable for most anyone on SS alone. I'm a retired professional writer who is accidentally poor in my old age due to chronic illness. Living at Sunrise Village, I've seen the side of poverty in the elderly most people don't see. I have some concrete ideas for ways SM could help address that, and am happy to talk with you.
8. Need much more affordability. Not necessarily low income housing, but more reasonable prices for the common person.
9. Low ownership because of investors buying inventory
10. This survey needs a 4th option in case you just don't know either way. I have no way to know if foreclosures are a problem.
11. There are issues with house and rent prices currently, however the market is already starting to correct itself. Rent and house prices will be coming down this year without government involvement.
12. Less building the better. Keep San Marcos a small town.
13. Need more duplex/four plex style housing for young professionals and young families. Step above apartment complex for those that can't quite afford to rent or buy a home. Also investment firms buying up the affordable homes and turning them into rentals.
14. Lack of education of programs
15. Too many people pay companies who do not operate in San Marcos too much money. Lots of cash flow out of the city, which is a problem. I also know so many people who are subject

to unfair regulations by their renting communities but who have no recourse against them. Companies should not be allowed to take advantage of their renters.

16. A lot of people are struggling now with inflation and Trump said it's going to get worse with the 25% tariff that he's putting on Canada and Mexico so basically we're heading into a unknown recession now how can San Marcos protect themselves from this that's the real question.. there needs to be affordable housing for everyone specifically the younger generation and people that have children they are the ones that are going to keep this economy going... \$ 700,000 is not enough to fix this problem but it could be a head start creating something in the housing system for everyone to benefit I don't know what that is specifically you guys could brainstorm about it... I believe it bringing back the program that allows low-income families to afford closing costs on normal homes should come back but there needs to be a requirement that they have good credit and are responsible with their bills in order to qualify for closing costs on a home. That's a suggestion.. I don't want to see homeless people in the San Marcos beautiful River protecting our River is not only an asset it's also a liability.. and please do not put a cost in our River people are having a hard time affording housing and putting a cost on the river is ridiculous there needs to be more security .. and I also want to say this what is Kyle doing that they're surpassing Us in every way did you see the Christmas lights that Kyle had it was like a Winter wonderland and then I go to San Marcos which is where I live and it's not even half as good looking as Kyle's Christmas lights , what I'm trying to say is what are we doing with our community money and what is Kyle doing that they're able to do such beauty something is not right ...Kyle look like it's surpassing us in many ways their organization look like they could afford a lot of things, I live in San Marcos I contribute my money in San Marcos and I want my community to be able to afford beautiful things like Kyle this is competition we have to be the best town and we're not proving that .. that is self is a problem... We need to start proving ourselves that we are the best town from San Antonio to Austin all those little towns where are the best one we're not doing that and that itself is an issue
17. The LGBTQIA+ community needs to be protected as well because there are no state laws and federal laws are being chipped away: San Marcos should include our citizens with minority sexual and gender identities in their non-discrimination protections
18. I know multiple people who own multiple houses in San Marcos and rent them out because they bought them up 20 years ago. That shouldn't be possible, especially in our historic streets of Hopkins.. being a landlord isn't a job. Also reduce AirBnB in neighborhoods. Hoarding housing is a problem.
19. Housing is a huge issue in San Marcos, especially rental costs. When my family of 5 moved here, it cost less money per month for us to purchase our own home than to rent. Of course, we had down payment money that many folks do not, which is a related issue to the housing costs. Renting long-term is often a challenging cycle of moving in pursuit of the best deal. San Marcos should put time and effort into making housing affordable across the board.
20. It would be amazing to use CDBG to build towards a community land trust to keep housing affordable in perpetuity.
21. I'm new to community and with the exception of seeing so many run down properties and the median house price, I don't know enough about the housing situation to comment.