

## Community Comments & Feedback

This spreadsheet includes comments from citizens provided at Community Conversations, Housing Stories, and comments from the Strategic Housing Action Plan. Staff categorized these comments into 8 themes.

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| Complete Comment written by citizen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                               |                       |                                      |                                                                     |                                       |                                          |                                                |                                                                          |         |
| The city must learn to properly balance the socially and environmentally negligent desires of the vocal few with the needs of communities that are absent from these processes and the distress signals of the ecosystems that support us but lack voices. Prioritizing infill housing opportunities across the entire city - not just greenfield development at the city limits where no one is there to complain - are a must to create opportunities for more accessible housing, improved quality of life, and public transportation-served living. The city also has an obligation to prioritize fiscally-responsible housing policies, and compact, connected development forms are the only long-term way to achieve this.                                                                                                              | Concerns with Infill Housing in Neighborhoods                 | Meeting Housing Needs | Transportation                       | More Housing / Density / Diversity                                  | Subsidized Housing / Partnerships     | Tenants Rights                           | Event Feedback                                 | No City Initiated Zoning / No removal of barriers / No increased density | Other   |
| When we were first married we qualified for housing. Thank you for housing/Section 8. As we got better paying jobs, we were able to afford a FHA home and met their guidelines.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                               |                       |                                      |                                                                     | Wealth Building Opportunity           |                                          |                                                |                                                                          |         |
| I don't live in the City--only work for the City.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                               |                       |                                      |                                                                     |                                       |                                          |                                                |                                                                          |         |
| One thing that was mention was a lack of advertisement for the programs currently available to San Marcos residents. Maybe SMTX 4 All could get involved with local interagencies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                               |                       |                                      |                                                                     | Difficult to find service providers   |                                          |                                                |                                                                          |         |
| San Marcos is growing. We need to think about transportation and traffic.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                               |                       | Consider transportation with housing |                                                                     |                                       |                                          |                                                |                                                                          |         |
| Make transportation more available and affordable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                               |                       | More accessible and affordable       |                                                                     |                                       |                                          |                                                |                                                                          |         |
| There are so many apartment complexes being built, and so many people want to live there, that others have no choice but to live in an apartment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                               |                       |                                      | More Housing Options other than apartments                          |                                       |                                          |                                                |                                                                          |         |
| We need to have more programs to help families get into houses, but we also need more types of options for home ownership.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                               |                       |                                      | More options for home ownership                                     | More housing programs for families    |                                          |                                                |                                                                          |         |
| We need to make sure there is affordable housing for all, especially more family housing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                               | Housing for all       |                                      | More options for families                                           |                                       |                                          |                                                |                                                                          |         |
| Everything!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                               |                       |                                      |                                                                     |                                       |                                          | Encouragement                                  |                                                                          |         |
| Continued excellent work! One aspect it would be great to further flesh out as part of this process is defining and communicating the challenge of building new housing stock that is affordable to residents making less than \$25,000. The cost structure of even the most efficient new construction makes producing a unit that can rent for \$650 nearly impossible. We need a combination of income growth, policy change to remove process costs and land waste, and probably some level of subsidy for the remaining gap (in that order). There is also education that would be helpful to discuss the effect of increasing supply at all price-point levels as it reduces the price pressure on older product that should be more affordable than it is in our community but pricing is driven up by the scarcity of housing overall. |                                                               |                       |                                      | Increase supply with policy changes that reduce land and time costs | Some subsidy needed for lowest income |                                          |                                                | Need to include income growth                                            |         |
| Very hopeful to see an increase in affordable housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                               |                       |                                      |                                                                     |                                       |                                          | Great Work                                     |                                                                          |         |
| Thank you!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                               |                       |                                      |                                                                     |                                       |                                          | Feeling Hopeful                                |                                                                          |         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                               |                       |                                      |                                                                     |                                       | Investors buying up homes vs. homeowners | Thank you                                      |                                                                          |         |
| Monitor investors who are purchasing homes vs homeowners                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                               |                       |                                      |                                                                     |                                       |                                          |                                                |                                                                          |         |
| San Marcos is positioned to act differently, to act with dignity, to truly respond to all its members, both current and future. We have the opportunity to truly be a model for the nation on this critical issue.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Dignity and true response to all current and future residents |                       |                                      |                                                                     |                                       |                                          | Opportunity to be a model City                 |                                                                          |         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                               |                       |                                      |                                                                     |                                       |                                          | Appreciate the City addressing a complex topic |                                                                          |         |
| Affordable housing is an issue. I appreciate the meeting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                               |                       |                                      |                                                                     |                                       |                                          |                                                |                                                                          |         |
| Why is the city allowing apartments to go up in already jammed packed places? (Cheatham st & where Tuttle Lumber Co. used to be. That is ridiculous!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                               |                       |                                      |                                                                     |                                       |                                          |                                                | Downtown too dense                                                       |         |

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| Complete Comment written by citizen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                               | zoning codes should change to better meet needs |                |                                                    | Need shelter for homeless         |                                     |                                           |                                                                          |         |
| Zoning codes need to change for housing in San Marcos- Homelessness issues need to be addressed New homeless shelter, besides south-side.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                               |                                                 |                |                                                    |                                   | Rent caps to avoid escalating costs |                                           |                                                                          |         |
| Fixed rent or rent ceiling caps to avoid escalating rental cost vs income                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                               |                                                 |                |                                                    |                                   |                                     |                                           |                                                                          |         |
| Not being able to afford housing in sm has personally affected me and I would like to be able to move back but need an affordable alternative.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                               | Ability to Live and Work in SM                  |                |                                                    |                                   |                                     |                                           |                                                                          |         |
| Thank you for coming. I appreciate this information and data.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                               |                                                 |                |                                                    |                                   |                                     | Thank You / Appreciate Information        |                                                                          |         |
| Great Presentation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                               |                                                 |                |                                                    |                                   |                                     | Great Presentation                        |                                                                          |         |
| - Incentive programs for developers and builders<br>- More flexibility w/ rezoning and restrictions<br>- Maybe more flexibility w/ ADU requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                               |                                                 |                | Incentivize new development / More flexible zoning |                                   |                                     |                                           |                                                                          |         |
| Please let SUPO know if you ever need help with outreach for the plan. I think the group would be interested in the completed plan as well as a case study for proactive intervention. Additionally, please let me know if you are in need of an intern to help with the project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                               |                                                 |                |                                                    |                                   |                                     | Thanks for addressing and being proactive |                                                                          |         |
| Investors buy up most of the existing affordable housing to rent out, leaving few options for residents. How can we address this?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                               |                                                 |                |                                                    |                                   | Investors buy up housing options    |                                           |                                                                          |         |
| If the city wants the market to create more diverse housing types they should be incentives to do so.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                               |                                                 |                | Incentivize diverse housing                        |                                   |                                     |                                           |                                                                          |         |
| Hi this is LMC ive spent 30 years protecting everyone's house and the city came for mine                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Concerned about infill                        |                                                 |                |                                                    |                                   |                                     |                                           |                                                                          |         |
| My husband and I went to school at TXST and love this town! We have such a heart for the college students and the community at large. We currently serve as missionaries to the university and strive for building relationships with the community!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                               |                                                 |                |                                                    | Building partnerships             |                                     |                                           |                                                                          |         |
| Family of 6. Finding an affordable home for my family to be comfortable in. Space is a huge deal with us, although we love our duplex on Lockhart St. Our neighbor is the sweetest and we look out for one another. He's been living there for 10 years, since we've lived here we have yet have been able to find an affordable family home. We've decided to stay in our 2 bedroom with our 4 children and just making it work, we plan on saving up to buy some land so the kids can have affordable living spaces when they get older. We love San Marcos, we love our neighbors, our library, our schools and all the other activities that goes on around here. My boys move lawns in the area with hope to expand their business as they get older. With me being a stay at home momma bear, and living on one income it's tough. Everyday we search the internet for a bigger affordable home we find most rentals being rented out by the rooms. Making college kids pay per room rather than splitting a solid rent fee makes it tough on allot of us. |                                               |                                                 |                |                                                    |                                   |                                     |                                           |                                                                          |         |
| My housing story is that I worked very hard for 25+ years and saved up money for a down payment to buy a home. I decided to buy a house in San Marcos because I could not afford to buy a house in Austin where I had lived since 1990. I love San Marcos because it has a small town feel. I hope that SM does not start looking like Austin any time soon.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                               | More options for large families                 |                |                                                    |                                   |                                     |                                           |                                                                          |         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                               | Rising costs pushing people out                 |                |                                                    |                                   |                                     |                                           |                                                                          |         |

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| <p>Complete Comment written by citizen</p> <p>I came to San Marcos as a student nearly 20 years ago, and I hope I never leave. I love it here. San Marcos is my people. San Marcos is my place. I bought a new home in Blanco Vista in 2010, more or less peak recession. After living there for nearly 9 years, I've found that my heart is in downtown and purchased a 1930s home in desperate need of love in Dunbar to renovate. I love the funky character of the surrounding downtown neighborhoods. I like rich &amp; poor near each other. I like cultural variety. My home is nearing completion, and I can't wait to move in.</p> <p>The important part of this story is why I purchased it... I will conceivably be able to ride my bike to work (though some safer infrastructure would be nice). We can easily ride our bikes to the CBD, university, university athletic events, library, river/parks, etc. We are having a kid soon, and I'm excited that she'll get to grow up in that environment. I can do things without the required blessing of a HOA or HOA dues. I can have a home with real character and history.</p> <p>The second reason is that the property is large enough to subdivide. Both my parents and my in-laws are aging. I would very much like to have them live on our property in an accessory dwelling or on an adjacent lot. This is because it makes it easy for me to care for them as they age, and there is enough around and nearby (even groceries!) that taking away the car keys won't be a big deal. Medical services are also nearby.</p> <p>The third reason is what I THOUGHT CodeSMTX was going to do. I thought it was going to actually encourage housing diversity. It has codes for more diverse housing types (though they have some impediments that I won't bore you with right now), but it is increasingly apparent that San Marcos likes the IDEA of addressing housing affordability &amp; diversity but is fundamentally NIMBY and unwilling to actually do anything for it. Study rather than do, and kick the can onward. I would like to divide my property so that I could put three small cottages in a cottage court arrangement in addition to my own home, all on fee simple lots. Based on what I've seen, despite my property meeting the description to be appropriate for the zoning district to allow this, I'm skeptical the City would approve it. Decision makers appear fearful of any change, not realizing that the failure to change is actually exacerbating the issues of housing affordability and displacement. Approving rezonings like this would allow me to help provide affordable housing for rental or purchase in addition to caring for my parents in the future. Household sizes are small in San Marcos, and the national trend is shrinking household sizes. People don't need large homes and don't need large lots. I want to help be part of that solution, as these smaller cottages would be far more affordable. What's more, the people living in them could reduce or eliminate their transportation costs given proximity to major employers and services.</p> <p>I want more neighbors. I want more housing diversity. I want San Marcos to stop the red herrings regarding students with every zoning case other than basic suburban single-family homes. I want San Marcos to recognize that the most environmentally conscious approach to growth is to encourage infill development rather than auto-centric neighborhoods with fertilizer-filled suburban yards on the fringe. There is gentrification, but with good policies and zoning you can have "gentle-ification" in which the neighborhood can improve and current &amp; future residents lives can be enriched without displacement. I want San Marcos to focus on the real causes of displacement, which fundamentally come down to wage stagnation. A household making \$45,000 or less (honestly \$60,000 or less, given escalating home prices &amp; transportation costs) has and will always struggle to achieve home ownership and stability.</p> | <p>Rich and poor live near each other / Resist appeasing the voices of a few to the detriment of affordability for all / Focus on policies that allow a neighborhood to improve incrementally and add more options while avoiding displacement</p> <p>More housing on existing lots that is in scale with surrounding neighborhood / ADUs</p> | <p>Important to have housing options close to jobs and services</p> | <p>More flexible zoning to allow additional infill housing</p> |                                    |                                   |                |                |                                                                          | Need to lift wages |

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| My husband and I moved to San Marcos in July 2015. First, we shared a rental home off Holland with a friend who was still in school at Texas State. It was the best way for us (poor newbies) and our college student friend to find affordable housing. Once she graduated, we knew we wanted to start aggressively saving to buy in this area. That meant trying to find cheap housing in the interim. We ended up in a really poorly run, "updated" apartment complex east of I35. It was less than ideal, but eventually we saved enough to buy the beautiful home we bought in Feb 2017. We love our location (just off Hunter) and our friendly, quiet neighborhood. San Marcos really feels like home for us two, non native Texans and we are thrilled to live here! |                                               |                                      |                | More opportunities for housing   |                                      |                |                |                                                                          |         |
| There is a segment of the SM population who are single older women with no family members left. We want simple, affordable places to live since we're on a fixed income, places quiet and peaceful. We don't need fancy gyms, programmed activities, shiny equipment, upscale furnishings or swimming pools. I'm a native San Maritan and am appalled at the housing choices available for someone in my situation. The rents have been pushed out of reach. I want to keep living here and die here, but it's almost impossible now, and die here, but palled at the housing choices for someone in my situation. I want to stay here and die here, but the rents are way too high(due to this city letting the university take over and pushing rents out of reach.)       |                                               | Options for elderly on fixed incomes |                |                                  |                                      |                |                |                                                                          |         |
| As a retired person, I've found that San Marcos is being ruined by the glut of student housing that permeates the landscape, while not offering a wider range of prices and options for people of all ages. I'm single, with no local family except a daughter who doesn't live with me or provide support. I'm currently looking for an apartment for myself and am shocked by the outright greed of landlords here. I grew up in Houston and never saw anything there like the money-grabbing that goes on here. I hate to talk badly about San Marcos because I hope to stay here, but the city must do something quickly to keep San Marcos from turning into a city of under-40 white kids, serviced by low income workers having to commute from miles away.           |                                               | Options for elderly on fixed incomes |                |                                  |                                      |                |                |                                                                          |         |
| I have been living in a studio with a roommate for 9 months. We each pay \$450 a month which includes utilities. I am disabled and receive \$881 a month, and I went to the housing authority for help. I was told there's a FOUR YEAR waiting list! I asked about finding a house and a landlord that would be willing to work with me and was told the waiting list for that program is FIVE YEARS! I can't afford to move but I can't make it under these conditions. We absolutely need more affordable housing for seniors and disabled individuals.                                                                                                                                                                                                                    |                                               | Options for elderly on fixed incomes |                |                                  | Options for elderly on fixed incomes |                |                |                                                                          |         |



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| Concerns with Infill Housing in Neighborhoods                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Meeting Housing Needs     | Transportation                     | More Housing / Density / Diversity              | Subsidized Housing / Partnerships                                                 | Tenants Rights                                   | Event Feedback | No City Initiated Zoning / No removal of barriers / No increased density | Other   |
| <p>Complete Comment written by citizen</p> <p>After the May flood of 2015, when I lost all of my belongings during the flooding, my landlady kept my security deposit. I could not prove how much I had paid as a security deposit so she did not reimburse any of it. She also accepted assistance from local churches and organizations who assisted her with work on her property under the pretense of assisting a single mother of three return to the home after improvements were made. Instead of allowing our family to move back into the home after it was remodeled, she raised the rent and rented the house to someone else. We were not reimbursed for the work we did when we and our neighbors removed the mud drenched carpet to protect the floors and helped clean the house. Despite our efforts, and the efforts of local charities, to help her get the house prepared to rent again, she did not reimburse us for our time. There were no protections for me except to take her to civil court. She was a respected business owner, and I was a single working mother in college. I did not have the resources to take her to civil court and she refused to give me a copy of our lease agreement after mine was destroyed in the flood. There should be protections in place for those who rent and there should be a website where complaints can be made about these issues and cases like this can be reviewed.</p> <p>After the October 2015 flood, I rented a house. The landlord had recently raised the rent from \$1025 to \$1175. The family that was living in that house moved out because of the rent increase. I rented it in December for \$1175 per month. Midway through the year, he broke our contract and raised the rent by \$100 without notifying me. When I discovered the change, he stated that he would keep the rent at the \$1175, but would increase it in December when my lease ended. He raised the rent to \$1300. I was a single mother of three, a college student and was working at the time, but could no longer afford the rent. My family moved into a motel room. I worked 60 hours per week while finishing college and could not afford housing in San Marcos. The apartment managers require proof of income that proves that the income for the household is three times the cost of rent. So, a 2 bedroom duplex at \$750 was not accessible to my family because I would need \$2500 per month income. My income was a few hundred less than that. Instead, I paid \$1100 per month for a motel room until I was finally able to get public housing assistance and finish college that spring. My family lived in a motel for 6 months while waiting to get assistance through public housing because of the long waiting lists and we still live in an area prone to flooding. These low income apartments also flooded in 2015. Although I am moving forward, and will hopefully be living out of the flood zone soon, the uncertainty of housing for low income families takes an emotional toll and financial toll. San Marcos needs more low income options that are stable and not prone to flooding. There also need to be efforts made to cap how much rent can be raised, especially after a flood or crisis. There are efforts being made to help alleviate the housing problems, but I fear there needs to be much more progress that includes holding landlords accountable and protects the lower income members of our community.</p> <p>I hope that in the futures, all families will have housing options that will fit their individual needs. Whether you're a young couple just starting out, a family with children, a student, or a senior citizen, you should have access to the type of home that you need.</p> <p>During my time as a resident of San Marcos I lived in apartments, town homes and a single wide trailer. I moved around a lot due to the every rising costs of housing in our community. 2.5 years ago I purchased my home, in large part, because it was cheaper to pay mortgage, insurance and do my own repairs that it was to live in a decent apartment as a single person with 2 dogs. I loved my apartment life, it was close to everything I needed in town. Now living on the outskirts of town my housing is much more affordable but all of the things I loved about San Marcos require a car ride, instead of being within walking distance or public transport. I'm excited to see how this goes and what becomes of this initiative!</p> <p>I spent many years in San Marcos, mainly in apartments, and I just love the young, vibrant life of the town and all the options of places to live.</p> |                           |                                    |                                                 |                                                                                   | Need more resources and protections for renters. |                |                                                                          |         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                           |                                    |                                                 | Need more options for low income housing that is secure and not prone to flooding |                                                  |                |                                                                          |         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                           |                                    | Need options for all types of people            |                                                                                   |                                                  |                |                                                                          |         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                           | More housing options close to town | More types of housing for single people in town |                                                                                   |                                                  |                |                                                                          |         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Happy with apartment life |                                    |                                                 |                                                                                   |                                                  |                |                                                                          |         |

## Community Comments & Feedback

This spreadsheet includes comments from citizens provided at Community Conversations, Housing Stories, and comments from the Strategic Housing Action Plan. Staff categorized these comments into 8 themes.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Theme 1                                                                           | Theme 2                                                                  | Theme 3                     | Theme 4                                                                                    | Theme 5                           | Theme 6        | Theme 7        | Theme 8                                                                  | Theme 9                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------|--------------------------------------------------------------------------------------------|-----------------------------------|----------------|----------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Concerns with Infill Housing in Neighborhoods                                     | Meeting Housing Needs                                                    | Transportation              | More Housing / Density / Diversity                                                         | Subsidized Housing / Partnerships | Tenants Rights | Event Feedback | No City Initiated Zoning / No removal of barriers / No increased density | Other                                                                                                              |
| Complete Comment written by citizen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                   |                                                                          |                             |                                                                                            |                                   |                |                |                                                                          |                                                                                                                    |
| I visited San Marcos way back in 1990 and knew I wanted to go to school here. In 2002 my wishes came true and I moved here to attend TxState. When I graduated, I did not want to leave because I loved it so much and it had become home for my daughters and I. When I was in school, I lived in Public Housing, and eventually moved up and off assistance and have lived all around the city. I have always felt safe here and love the small town vibe you get. You can know everyone yet meet new people at every turn. I have seen San Marcos grow so much. There is something for everyone. However, if you need more, Austin & San Antonio are just a short drive away. I can't imagine living anywhere else. #sanmartianforlife |                                                                                   | Something for everyone                                                   |                             |                                                                                            | Ability to move up and out        |                |                |                                                                          |                                                                                                                    |
| I have rented for all eight years that I have lived in San Marcos. I love living in town; riding bikes with friends to the river, catching live music downtown, meeting friends for brunch at one of the many amazing local restaurants. And it's all 10 minutes away from wherever you are!                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                   |                                                                          |                             |                                                                                            |                                   |                |                |                                                                          |                                                                                                                    |
| I have finally reached a point where I am ready to consider becoming a first-time home buyer, and I have always imagined I would settle down here in San Marcos. However, with the skyrocketing home values, it seems that purchasing a reasonable starter home in town is no longer a possibility for individuals/families earning an average, or even slightly above-average income.                                                                                                                                                                                                                                                                                                                                                    |                                                                                   |                                                                          | More options to buy in town | Need more types of housing close in to meet different needs                                |                                   |                |                |                                                                          |                                                                                                                    |
| I've lived in a variety of housing types in San Marcos, all with their own positives and negatives, but I truly love living in San Marcos!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                   | Need options for long term residents not just students                   |                             |                                                                                            |                                   |                |                |                                                                          |                                                                                                                    |
| It would be nice if the city wouldn't let the university dictate the rents and housing while shutting long term residents out.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                   |                                                                          |                             |                                                                                            |                                   |                |                |                                                                          |                                                                                                                    |
| It's a single family home, but it could be so much more while still maintaining the historic home and respecting the character of the neighborhood.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                   |                                                                          |                             | A single family home could offer so many more opportunities while respecting the character |                                   |                |                |                                                                          |                                                                                                                    |
| Don't put price caps on development. The market will dry up. Basic Economics                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                   |                                                                          |                             |                                                                                            |                                   | No Price Caps  |                |                                                                          | Affordable taxes / excellent schools / infrastructure maintained/ code enforcement /Skilled and educated workforce |
| A happy/healthy neighborhood is ... A skilled and educated workforce / Strong code enforcement / Access to basic services / Affordable taxes / Excellent schools / Infrastructure is maintained - throughout the City / zoned for use with few variances                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | strong code enforcement                                                           |                                                                          | access to basic services    | zoned for desired use                                                                      |                                   |                |                |                                                                          |                                                                                                                    |
| In the future, I hope housing in San Marcos is ... I look forward to seeing some of the early 50's housing torn down - that seems to stay in a state of disrepair / Crack down on the the duplexes that are a mess and have lots of weeds and unmowed grass                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Old housing in disrepair should be replaced / Enforcement on dilapidated duplexes |                                                                          |                             |                                                                                            |                                   |                |                |                                                                          |                                                                                                                    |
| I love living in San Marcos because .... of the University environment - academics, lecturers, sports, and fine arts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                   |                                                                          |                             |                                                                                            |                                   |                |                |                                                                          |                                                                                                                    |
| In the future, I hope housing in San Marcos is... headed toward recovering affordability and preserving neighborhood communities / decreasing displacement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                   | decreasing displacement                                                  |                             |                                                                                            |                                   |                |                |                                                                          |                                                                                                                    |
| A happy and healthy neighborhood/ City is ... One where all families and people can thrive according to their own diverse dreams                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                   | all families and people can thrive according to their own diverse dreams |                             |                                                                                            |                                   |                |                |                                                                          |                                                                                                                    |
| Some Housing Challenges I've experienced are ... Quality vs. Affordability as well as appeal.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Focus on quality as well as affordability                                         |                                                                          |                             |                                                                                            |                                   |                |                |                                                                          |                                                                                                                    |

## Community Comments &amp; Feedback

This spreadsheet includes comments from citizens provided at Community Conversations, Housing Stories, and comments from the Strategic Housing Action Plan. Staff categorized these comments into 8 themes.

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## Community Comments & Feedback

This spreadsheet includes comments from citizens provided at Community Conversations, Housing Stories, and comments from the Strategic Housing Action Plan. Staff categorized these comments into 8 themes.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Theme 1                                       | Theme 2                                                     | Theme 3                         | Theme 4                                                    | Theme 5                           | Theme 6        | Theme 7        | Theme 8                                                                  | Theme 9                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-------------------------------------------------------------|---------------------------------|------------------------------------------------------------|-----------------------------------|----------------|----------------|--------------------------------------------------------------------------|------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Concerns with Infill Housing in Neighborhoods | Meeting Housing Needs                                       | Transportation                  | More Housing / Density / Diversity                         | Subsidized Housing / Partnerships | Tenants Rights | Event Feedback | No City Initiated Zoning / No removal of barriers / No increased density | Other                                    |
| Complete Comment written by citizen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                               |                                                             |                                 |                                                            |                                   |                |                |                                                                          |                                          |
| In the future, I hope housing in San Marcos is... more affordable for low income folks. There should be options for the average person. The university continues to buy up properties and build high end apartments that are not in the budget for people. The City should stand up and put a moratorium on the Universities grab and level of the older homes to build offices and such. The citizens of San Marcos should demand a plan of some sort that gives them a voice in the process.                                                                             |                                               | more affordable for low income folks / less student housing |                                 |                                                            |                                   |                |                |                                                                          |                                          |
| I think housing should be .. a little more diverse - I am not a student or retired senior (for nursing home ) it's hard to find single family housing - not an apartment - I have handicapped relatives limited income and mobility issues.                                                                                                                                                                                                                                                                                                                                |                                               | More accessible options                                     |                                 | More diverse options other than single family or apartment |                                   |                |                |                                                                          | Need a housing plan with community input |
| Some housing challenges I've experienced are ... affordable housing (houses, not apartments) has been difficult to find for my family that contains adequate # of rooms and space. / Finding affordable housing on safe streets that contain sidewalks, stop signs or other means of safe accommodations has been difficult to find. / sky-rocketing rent prices on a year to year basis puts financial strains on our family. The majority of our income goes to rent. / Housing that is pet- friendly with no breed or weight restrictions is almost impossible to find. |                                               | Larger houses to accommodate families. / Pet Friendly       |                                 |                                                            |                                   |                |                |                                                                          |                                          |
| Some housing challenges I've experienced are .... lack of traditional apartment housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                               | Safe streets                                                |                                 | more traditional apartment units                           |                                   |                |                |                                                                          |                                          |
| I love living in San Marcos because ... of the river and the small community                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                               |                                                             |                                 |                                                            |                                   |                |                |                                                                          |                                          |
| I love living in San Marcos because it's my hometown, my favorite thing is SWT and Aquatena                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                               |                                                             |                                 |                                                            |                                   |                |                |                                                                          |                                          |
| In the future I hope housing in San Marcos is more "home - looking" diversity in design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                               |                                                             |                                 | Diversity in design of housing                             |                                   |                |                |                                                                          |                                          |
| I chose my current home/apartment because .. I was living in a dilapidated trailer and needed to leave that situation. Now, I am a disabled Veteran barely making ends meat. I have a degree, yet have been unemployed since November 2016                                                                                                                                                                                                                                                                                                                                 |                                               |                                                             |                                 |                                                            |                                   |                |                |                                                                          |                                          |
| Some housing challenges I've experienced are .... Too much student housing and housing for families is hard to find.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                               | More housing for families / Less housing for students       |                                 |                                                            |                                   |                |                |                                                                          |                                          |
| In the future, I hope housing in San Marcos is... Hoping for more shelters for homeless.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                               |                                                             |                                 |                                                            |                                   |                |                |                                                                          | Need a homeless shelter                  |
| A happy and healthy neighborhood / city is ... Affordable, good housing with safe streets and sidewalks for children and families to be able to use / Pet-friendly housing with no breed or weight restrictions. Housing that is not just apartments, but housing for families with yards.                                                                                                                                                                                                                                                                                 |                                               | Housing for families / Pet friendly                         | Safe Streets and Sidewalks      |                                                            |                                   |                |                |                                                                          |                                          |
| In the future , I hope housing in San Marcos is ... is not all catered to students only                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                               | Less Student Oriented                                       |                                 |                                                            |                                   |                |                |                                                                          |                                          |
| A happy and healthy neighborhood / city is... Diverse products inhabiting diverse human beings where the neighborhood store is just a short walk or bike ride away.                                                                                                                                                                                                                                                                                                                                                                                                        |                                               | Diverse people                                              | Walkable and close to amenities | Diverse Housing types                                      |                                   |                |                |                                                                          |                                          |
| I chose my current home / apartment because... it was a perfect combination of space and yard for myself and my daughter and it felt safe as I am a single mother.                                                                                                                                                                                                                                                                                                                                                                                                         |                                               |                                                             |                                 |                                                            |                                   |                |                |                                                                          | Safety                                   |
| I chose my current home / apartment because ... it was affordable and there were trees                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                               |                                                             |                                 |                                                            |                                   |                |                |                                                                          | Environment                              |
| I chose my current home/apartment because... When I was trying to buy a home in San Marcos in 2006 we could not find a home big enough that we could afford. We ended up buying in Kyle because we were able to get more housing for the money. WE we want to downsize and come back to San Marcos                                                                                                                                                                                                                                                                         |                                               | Need larger homes for families                              |                                 |                                                            |                                   |                |                |                                                                          |                                          |
| I love living in San Marcos because it is vibrant, active, diverse and beautiful                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                               |                                                             |                                 | Diversity                                                  |                                   |                |                |                                                                          |                                          |

## Community Comments & Feedback

This spreadsheet includes comments from citizens provided at Community Conversations, Housing Stories, and comments from the Strategic Housing Action Plan. Staff categorized these comments into 8 themes.

|                                                                                                                                                                                                                                    | Theme 1                                       | Theme 2                                                        | Theme 3                                                                  | Theme 4                                  | Theme 5                           | Theme 6        | Theme 7        | Theme 8                                                                  | Theme 9                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------------------------|--------------------------------------------------------------------------|------------------------------------------|-----------------------------------|----------------|----------------|--------------------------------------------------------------------------|--------------------------------|
|                                                                                                                                                                                                                                    | Concerns with Infill Housing in Neighborhoods | Meeting Housing Needs                                          | Transportation                                                           | More Housing / Density / Diversity       | Subsidized Housing / Partnerships | Tenants Rights | Event Feedback | No City Initiated Zoning / No removal of barriers / No increased density | Other                          |
| Complete Comment written by citizen                                                                                                                                                                                                |                                               | Add housing based on community needs not desires of homeowners |                                                                          |                                          |                                   |                |                |                                                                          |                                |
| I think housing should be based on the changing needs of the community and incoming population, not on the views and wants of existing homeowners                                                                                  |                                               |                                                                |                                                                          | Less restrictions on adding more housing |                                   |                |                |                                                                          |                                |
| I think housing should be market driven                                                                                                                                                                                            |                                               |                                                                |                                                                          |                                          |                                   |                |                |                                                                          |                                |
| I found a rental property for \$750 a month. We has previously rented from them and because we were good tenants they gave us a good price; instead of \$950 a month. Good neighborhoods and tenants come in all shapes and sizes! |                                               |                                                                |                                                                          |                                          |                                   |                |                |                                                                          |                                |
| A happy and healthy neighborhood / city is walkable                                                                                                                                                                                |                                               |                                                                | Walkability                                                              |                                          |                                   |                |                |                                                                          |                                |
| I think housing should be affordable and available for all peoples rent and ownership                                                                                                                                              |                                               | Housing for all                                                |                                                                          | multi-generational living                |                                   |                |                |                                                                          |                                |
| I chose my current home/ apartment because it was affordable with room to grow with an acre of land. We have to live multi-generationally because it is not affordable to live separately.                                         |                                               | Housing is a right                                             |                                                                          | Diversity                                |                                   |                |                |                                                                          |                                |
| I think housing should be an affordable right with diverse neighborhoods                                                                                                                                                           |                                               |                                                                |                                                                          | Creative housing types to grow into      |                                   |                |                |                                                                          |                                |
| In the future, I hope housing in San Marcos is Considered for everyone with creative options to grow into. I hope San Marcos can be the City that gets it right and example for everyone.                                          |                                               | Housing for all                                                |                                                                          |                                          |                                   |                |                |                                                                          |                                |
| I love living in San Marcos because it's safe and everyone is nice!                                                                                                                                                                |                                               |                                                                |                                                                          |                                          |                                   |                |                |                                                                          |                                |
| A happy healthy neighborhood/city is inclusive to all people in all stages of life                                                                                                                                                 |                                               | Housing for all                                                |                                                                          |                                          |                                   |                |                |                                                                          |                                |
| In the future, I hope housing in San Marcos is diverse & accessible active & public to transportation                                                                                                                              |                                               | Housing for all                                                | Public transportation easily accessible                                  |                                          |                                   |                |                |                                                                          |                                |
| I love living in San Marcos because the people here encourage environmental quality as well as a genuine care for how we are all living                                                                                            |                                               |                                                                |                                                                          |                                          |                                   |                |                |                                                                          | The people and the attitudes   |
| I love living in San Marcos because I can ride my bike anywhere and it is beautiful                                                                                                                                                |                                               |                                                                | Bikable                                                                  |                                          |                                   |                |                |                                                                          |                                |
| I chose my current home/apartment because it was affordable                                                                                                                                                                        |                                               | Affordability                                                  |                                                                          |                                          |                                   |                |                |                                                                          | The people and the location    |
| I love living in San Marcos because a river runs through it and San Martians are devoted to keeping it flowing                                                                                                                     |                                               |                                                                |                                                                          |                                          |                                   |                |                |                                                                          |                                |
| In the future, I hope housing in San Marcos is compact, connected and within existing city limits                                                                                                                                  |                                               |                                                                | Able to get around easier public transport as well as biking and walking | More city like                           |                                   |                |                |                                                                          |                                |
| I love living in San Marcos because it is filled with awesome people with awesome values                                                                                                                                           |                                               |                                                                |                                                                          |                                          |                                   |                |                |                                                                          | The people and the attitudes   |
| A happy and healthy neighborhood/city is economically diverse                                                                                                                                                                      |                                               | Housing for all                                                |                                                                          |                                          |                                   |                |                |                                                                          |                                |
| I think housing should be more spaced out I would like to see more recreational parks around out community.                                                                                                                        |                                               |                                                                |                                                                          |                                          |                                   |                |                |                                                                          | recreational use               |
| I love living in San Marcos because its a somewhat small town, filled with a lot of activity. People here are very friendly                                                                                                        |                                               |                                                                |                                                                          |                                          |                                   |                |                |                                                                          | The activities and people      |
| I think housing should be safe, affordable and welcoming.                                                                                                                                                                          |                                               | Housing for all                                                |                                                                          |                                          |                                   |                |                |                                                                          |                                |
| I think housing should be safe and comfortable                                                                                                                                                                                     |                                               | Housing for all                                                |                                                                          |                                          |                                   |                |                |                                                                          |                                |
| I love living in San Marcos for the feel of a big city but ability to retreat back to my home. The location of the city, the people, beautiful, easy access to stores and activities.                                              |                                               |                                                                | Location and feel of the city.                                           |                                          |                                   |                |                |                                                                          | Location and feel of the city. |
| I think that housing should be affordable for he teachers in the community                                                                                                                                                         |                                               | Housing for all                                                |                                                                          |                                          |                                   |                |                |                                                                          |                                |
| I chose my current home/apartment because I could not find or build an affordable home within the city of San Marcos                                                                                                               |                                               | Housing for all                                                |                                                                          |                                          |                                   |                |                |                                                                          |                                |

## Community Comments & Feedback

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|                                                                                                                                                                                                                       | Concerns with Infill Housing in Neighborhoods | Meeting Housing Needs                               | Transportation | More Housing / Density / Diversity | Subsidized Housing / Partnerships                                      | Tenants Rights | Event Feedback | No City Initiated Zoning / No removal of barriers / No increased density | Other                           |
| Complete Comment written by citizen                                                                                                                                                                                   |                                               |                                                     |                |                                    |                                                                        |                |                |                                                                          |                                 |
| Some housing challenges that Ive experienced are finding a home in my budget that is not a fixer upper                                                                                                                |                                               | Housing for all                                     |                |                                    |                                                                        |                |                |                                                                          |                                 |
| Some housing challenges Ive experienced are not being able to find affordable housing in my area                                                                                                                      |                                               | Housing for all                                     |                |                                    |                                                                        |                |                |                                                                          |                                 |
| Soem housing challanges that Ive experienced are as an agent, I have had difficulties serving the needs of low to middle class income renters in San Marcos because of the housing supply, demand + high rental rates |                                               | Housing for all                                     |                |                                    |                                                                        |                |                |                                                                          |                                 |
| I think that housing should be safe and affordable for every member of the community                                                                                                                                  |                                               | Housing for all                                     |                |                                    |                                                                        |                |                |                                                                          |                                 |
| In the future, I hope housing in San Marcos is aligned with the wants and desires of those who call san marcos home, and those who want to in the future.                                                             |                                               |                                                     |                |                                    |                                                                        |                |                |                                                                          |                                 |
| I think that housing should be affordable, well maintained, but mostly safe for all residents                                                                                                                         |                                               | Housing for all                                     |                |                                    |                                                                        |                |                |                                                                          | Growth?                         |
| I love living in San Marcos because I moved here for texas state and fell in love. I have rented apartments and duplexs and now own my own home with my husband in the best neighborhood fro families Dunbar          |                                               |                                                     |                |                                    |                                                                        |                |                |                                                                          | Best neighborhood-families      |
| I chose my current home/apartment because it is quiet and shaded with large oak trees                                                                                                                                 |                                               |                                                     |                |                                    |                                                                        |                |                |                                                                          | location                        |
| I love living in san marcos because its character                                                                                                                                                                     |                                               |                                                     |                |                                    |                                                                        |                |                |                                                                          | character                       |
| A happy healthy neighborhoods is acceptlg of diversity and eccentricity instead of forced conformity.                                                                                                                 |                                               |                                                     |                | diversity                          |                                                                        |                |                |                                                                          |                                 |
|                                                                                                                                                                                                                       |                                               |                                                     |                |                                    | money should be spent on locals not students- too much student housing |                |                |                                                                          |                                 |
| Some housing challanges ive experienced are students from texas state have the best housing                                                                                                                           |                                               |                                                     |                |                                    |                                                                        |                |                |                                                                          |                                 |
| I think housing should be affordable for teachers                                                                                                                                                                     |                                               | Housing for all                                     |                |                                    |                                                                        |                |                |                                                                          |                                 |
| I chose my apartment because I am new to san Marcos too expensive to live here                                                                                                                                        |                                               | affordability                                       |                |                                    |                                                                        |                |                |                                                                          |                                 |
| Some housing challenges Ive experienced are too expensive                                                                                                                                                             |                                               | affordability                                       |                |                                    |                                                                        |                |                |                                                                          |                                 |
| I love living in san marcos because the trails and the river                                                                                                                                                          |                                               |                                                     |                |                                    |                                                                        |                |                |                                                                          | activities                      |
|                                                                                                                                                                                                                       |                                               | safety and affordability                            |                |                                    |                                                                        |                |                |                                                                          |                                 |
| Some housing challenges Ive experienced are safety and affordability                                                                                                                                                  |                                               | affordability                                       |                |                                    |                                                                        |                |                |                                                                          |                                 |
| I think housing should be more affordable                                                                                                                                                                             |                                               |                                                     |                |                                    |                                                                        |                |                |                                                                          |                                 |
| I love living in san marcos because its a wonderful city to live in! I also love txst and smcsid                                                                                                                      |                                               |                                                     |                |                                    |                                                                        |                |                |                                                                          | school and location             |
|                                                                                                                                                                                                                       |                                               | Safe and affordable                                 |                |                                    |                                                                        |                |                |                                                                          |                                 |
| I think hosuing should be affordable and safe place                                                                                                                                                                   |                                               | more housing for families less housing for students |                |                                    |                                                                        |                |                |                                                                          |                                 |
|                                                                                                                                                                                                                       |                                               | Housing for all                                     |                |                                    |                                                                        |                |                |                                                                          |                                 |
| I think housing should be made for more families                                                                                                                                                                      |                                               | affordability                                       |                |                                    |                                                                        |                |                |                                                                          |                                 |
| A happy and healthy neighborhood is flled with homes that all families can afford                                                                                                                                     |                                               |                                                     |                |                                    |                                                                        |                |                |                                                                          |                                 |
| I think that housing should be affordable so that students dont have to move every threee months                                                                                                                      |                                               |                                                     |                |                                    |                                                                        |                |                |                                                                          |                                 |
| I low san marcos because of the small town feel and the unique culture                                                                                                                                                |                                               |                                                     |                |                                    |                                                                        |                |                |                                                                          | culture and location            |
| I choose my current home because I love the location and school district                                                                                                                                              |                                               |                                                     |                |                                    |                                                                        |                |                |                                                                          | school and location             |
| Some housing issues that I have experienced is too expensive                                                                                                                                                          |                                               | affordability                                       |                |                                    |                                                                        |                |                |                                                                          | native                          |
| I love living in san marcos because I am a native                                                                                                                                                                     |                                               |                                                     |                |                                    |                                                                        |                |                |                                                                          |                                 |
| Some housing challaneges that I have experienced are down payments                                                                                                                                                    |                                               | affordability                                       |                |                                    |                                                                        |                |                |                                                                          |                                 |
| I chose my current home because san marcos is the place to live, raise and family and enjoy life                                                                                                                      |                                               |                                                     |                |                                    |                                                                        |                |                |                                                                          | love the community and the area |
| In the future I hope that it is affordable for all citizens of san marcos                                                                                                                                             |                                               | Housing for all                                     |                |                                    |                                                                        |                |                |                                                                          |                                 |

## Community Comments & Feedback

This spreadsheet includes comments from citizens provided at Community Conversations, Housing Stories, and comments from the Strategic Housing Action Plan. Staff categorized these comments into 8 themes.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Theme 1                                       | Theme 2                                                   | Theme 3        | Theme 4                          | Theme 5                           | Theme 6        | Theme 7        | Theme 8                                                                  | Theme 9                |  |
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| Complete Comment written by citizen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                               |                                                           |                |                                  |                                   |                |                |                                                                          |                        |  |
| I love living in san marcos because I go to the river and town is beautiful. Activities near by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                               |                                                           |                |                                  |                                   |                |                |                                                                          |                        |  |
| In the future I hope that san marcos is affordable and great for first time home buyers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                               | housing for all                                           |                |                                  |                                   |                |                |                                                                          |                        |  |
| I think housing should be truly affordable across the income board- San Marcos needs to lead the state on this issue                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                               | housing for all                                           |                |                                  |                                   |                |                |                                                                          |                        |  |
| I think housing should be affordable for working families                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                               | affordability                                             |                |                                  |                                   |                |                |                                                                          |                        |  |
| Some housing challenges ive experienced are price per sqft and competition with people buying for college students                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                               | competitive market                                        |                |                                  |                                   |                |                |                                                                          |                        |  |
| In the future I hope housing in san marcos is affordable for single families                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               | Affordable                                                |                |                                  |                                   |                |                |                                                                          |                        |  |
| A happy healthy neighborhood is good neighbors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                               | Single family homes                                       |                |                                  |                                   |                |                |                                                                          |                        |  |
| A happy healthy neighborhood is an educated community                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                               |                                                           |                |                                  |                                   |                |                |                                                                          | community              |  |
| A happy healthy neighborhood is filled with relationships nad support from each other                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                               |                                                           |                |                                  |                                   |                |                |                                                                          | in the know            |  |
| Some housing challenges that I have experienced are good housing environment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               |                                                           |                |                                  |                                   |                |                |                                                                          | community              |  |
| I think housing should be good housing environment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                               |                                                           |                |                                  |                                   |                |                |                                                                          | safety/environment     |  |
| I love living in san marcos because its affordable housing for families                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                               | affordable for families                                   |                |                                  |                                   |                |                |                                                                          | safety/environment     |  |
| A happy healthy neighborhood is community and parent involment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                               |                                                           |                |                                  |                                   |                |                |                                                                          | community              |  |
| A happy and healthy neighborhood is affordable, supportive and united                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                               | affordable                                                |                |                                  |                                   |                |                |                                                                          |                        |  |
| I chose my current home because I love the community and have lived locally my whole life                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                               |                                                           |                |                                  |                                   |                |                |                                                                          | location               |  |
| "Comment added on behalf of a citizen:<br>I looked at the Strategic Housing Action Plan and am impressed by the recommendations and research. The plan charts out strategies for making housing affordable and diversified. These recommendations, if implemented, could prove beneficial to the urban system.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                               |                                                           |                |                                  |                                   |                |                |                                                                          |                        |  |
| My one concern regards how to improve the environmental sustainability of existing and forthcoming San Marcos housing developments. Nowhere is that issue addressed in the current document. To become more environmentally resilient, San Marcos should take strides to promote architecture that i) is energy-efficient (i.e., solar panels), ii) successfully accommodates and diverts water runoff (i.e., rain gardens and pervious driveways), and iii) is built to safely withstand changes in weather and climate."                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                               |                                                           |                |                                  |                                   |                |                |                                                                          |                        |  |
| The situation depicted in Figure 3 is interesting but not necessarily a problem and must be viewed in context. San Marcos is not an isolated city. It is part of the Austin-San Antonio Corridor, which includes many other towns and cities. New Braunfels and Kyle/Buda are adjacent to San Marcos. South Austin and some of the northern suburbs of San Antonio are not far. I worked for a company which relocated many plants and other facilities while I was working there. When evaluating a site for a new plant, it was essential that there be an adequate supply of skilled and/or trainable potential employees within reasonable proximity but it was not important that they be located within the same city limits as our plant. Interestingly, our main housing concern was the availability of suitable housing for the plant management. We did prefer that they live within the same community as our facility as a matter of good community relations. The need for our management to commute from outside the community where the plant was located was a negative when we evaluated a potential plant site. Having some nice single family neighborhoods was more important to us than workforce housing within the city limits. I don't think the situation depicted in Figure 3 would be a significant problem to a business considering whether or not to relocate to San Marcos unless that company was planning to transfer a significant number of employees who would have to find affordable housing, a situation I have honestly never seen. |                                               | providing housing that meets the needs of major employers |                | more diverse housing             |                                   |                |                | environmental sustainability                                             | start of SHAP Comments |  |

## Community Comments & Feedback

This spreadsheet includes comments from citizens provided at Community Conversations, Housing Stories, and comments from the Strategic Housing Action Plan. Staff categorized these comments into 8 themes.

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| <p><b>Complete Comment written by citizen</b></p> <p>Housing costs cannot be studied in isolation from transportation costs. The location of housing directly impacts the percentage of a household's income that must then be spent on transportation (ie, the further away it is from jobs, daily services, transit access, etc. the more % income that must be directed towards single-occupant vehicle costs). Recommend incorporating transportation costs into housing costs for a more holistic picture of household burden.</p> <p>"The increase in rental and owner-occupied housing in recent years..." This is a non-nonsensical statement. Is the increase total units, total size of units, the cost to build units, the price to rent or buy a unit? As written it makes no sense.</p> <p>It is followed by an even worse unquestioned assertion that is unsubstantiated and probably totally false. "As the growth of housing costs....:the need for lower cost rental and owner-occupied units becomes more and more urgent."</p> <p>That statement is absurd on face value for the last thing San Marcos wants or needs is "lower cost" housing. The Market Clearing price of a rental unit signals its ACTUAL value along Qualitative variables like safety, cleanliness, location, and Quantitative variables: primarily size. For the City to pursue "lower cost" housing is social suicide by incentivizing the lowering of Quality and Unit Size to a market clearing price of a person who values low quality and little space. Put differently, the City is going to chase away those who value Quality and Quantity--the very things that produce Tax Revenues necessary to fund Schools, Infrastructure, and Local Government. As written, the it is just absurd that San Marcos should be chasing some imaginary price point that is lower--worse--than present market clearing prices. It's a surefire way to the City becoming a slum lord with the worse schools and infrastructure in the Region.</p> <p>It's easy to point out flaws, so I recommend San Marcos rewrite this entire section to emphasize quality, safety and a reasonable expectation of adequate living space per occupant.</p> <p>"Median rent... ..represents a significant increase... ..increase in median income during the same time frame..."</p> <p>These statements are suspect to gross misrepresentations of the actual rental market and should be removed as misleading for the underlying basis does not control for rental market transition from 1 to 2 bdrm "traditional" rental units to purpose-build "college quads" that are 4 bedrooms designed around a common area. These "college quads" did not exist in the years leading up to 1999 whereas they've dominated rental construction since 2010. NOTE: They might of never existed were it not for San Marcos's restrictive unrelated tenant rental law.</p> <p>The appropriate metric for San Marcos Rental Market is cost per bdrm. That trend, adjusted for inflation, is probably flat over time and indicative of private sector success in efficiently identifying true demand and best use of private property to meet the renter demand. In short, it is a precautionary note that the Authors of Documents need to demonstrate true critical thinking and understanding of the analytics they grasp on to, while maintaining significant humility that much of what has developed in San Marcos to this point in time has occurred for good reasons often lost over time.</p> <p>Fourth paragraph is not true. "Hedge against large student housing developments" is not the reason that residents of single family neighborhoods do not want other housing types in their neighborhood. They (I am one of them) do not want other housing types at all, student or otherwise. Last sentence re: conveying the benefits of other types of housing is delusional. See my comment on page 46 for a more extensive discussion of this issue.</p> |                                               |                       | Link between housing and transportation costs. |                                    |                                   |                |                |                                                                          |                                                                  |
| <p>Instead of focusing on "low-cost housing" emphasize quality, safety and a reasonable expectation of adequate living space per occupant.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                               |                       |                                                |                                    |                                   |                |                |                                                                          |                                                                  |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No diverse infill                             |                       |                                                |                                    |                                   |                |                |                                                                          | No diverse housing types in neighborhoods, student or otherwise. |

## Community Comments & Feedback

This spreadsheet includes comments from citizens provided at Community Conversations, Housing Stories, and comments from the Strategic Housing Action Plan. Staff categorized these comments into 8 themes.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Theme 1                                       | Theme 2                | Theme 3                                                                                                                                   | Theme 4                            | Theme 5                                                                                                  | Theme 6        | Theme 7        | Theme 8                                                                  | Theme 9                                              |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Concerns with Infill Housing in Neighborhoods | Meeting Housing Needs  | Transportation                                                                                                                            | More Housing / Density / Diversity | Subsidized Housing / Partnerships                                                                        | Tenants Rights | Event Feedback | No City Initiated Zoning / No removal of barriers / No increased density | Other                                                |
| Complete Comment written by citizen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                               |                        |                                                                                                                                           |                                    |                                                                                                          |                |                |                                                                          |                                                      |
| The first sentence of the first paragraph quotes Vision San Marcos as calling for "preserving and protecting the historical cultural and natural identities of those neighborhoods." As a resident of one of "those neighborhoods" I wholeheartedly concur. But I would feel better if anything else in this document was consistent with the objective contained in the above quote. To the contrary, this document makes repeated references to putting "diverse housing" in these neighborhoods, inevitably degrading their "historical, cultural and natural identities." Vision San Marcos had it right in 2013 and it is still right today. These neighborhoods are civic assets and should be left alone.                                                                                                                                                                                                                                                                                                                                             |                                               |                        |                                                                                                                                           |                                    |                                                                                                          |                |                |                                                                          |                                                      |
| I don't think that she would have been happy with having to buy a tiny home. Do we really think that that tiny homes are humane? There may be a few people who prefer them, but most people would like to live a more reasonable home, like you. I don't think that tiny homes are reasonable goals. Following that logic, migrant shacks made plastic and scrap wood could be "affordable housing". People need to be treated like people.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                               |                        |                                                                                                                                           |                                    |                                                                                                          |                |                |                                                                          | No infill housing in neighborhoods                   |
| Yes, this is the problem that will not be solved by clear path pre-approval mechanisms. This is a BIG problem in my neighborhood. Home ownership is being eroded terribly for the next generation. We need young homeowners in our neighborhood, but all we are getting is real estate investors buying the houses with cash. I don't have much sympathy for these real estate investors. They prey on our neighborhood like vampires. Please don't make it easier for them!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               | focus on homeownership |                                                                                                                                           |                                    |                                                                                                          |                |                |                                                                          | No tiny homes                                        |
| I would not like 'removing regulatory...' to mean erasing single family zoning. SF zoning keeps investors in check (can't rent per room) thus protecting affordable pricing and protecting the infrastructure of our given our established neighborhood infrastructure (utilities, parking, etc.).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                               |                        |                                                                                                                                           |                                    |                                                                                                          |                |                |                                                                          | ensure that single-family remains a zoning district. |
| These goals are currently incomplete in that they lack any direction for ecological sustainability and social equity. Housing is land use, and land use patterns are indicative of how sustainably and equitably a city can grow and function. Is new housing just going to be accepted wherever it is presented, such as solely in areas that will require annexation and new infrastructure, replace agricultural or natural lands, and drive up household transportation costs; or should housing be encouraged in areas that are accessible to daily services and alternative transit and ideally connected to existing infrastructure? Should new housing burden be placed all on one side of town or in socially vulnerable neighborhoods; or should new housing be encouraged in all existing neighborhoods across town, particularly in those that are already socially robust? Setting a goal for sustainable and equitable housing growth and land use should be outlined upfront so that there is clear direction for big picture best practices. |                                               |                        | housing should be placed in areas that accommodate growth sustainably, equitably, and take transportation connections into consideration. |                                    |                                                                                                          |                |                |                                                                          |                                                      |
| I am in favor of Strategy A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               |                        |                                                                                                                                           |                                    | in favor of advancing home maintenance and repair programs (Strategy A)                                  |                |                |                                                                          |                                                      |
| My experience with Habitat for Humanity-San Marcos is that "lengthy permit processes, and neighborhood push-back" are not a problem. The major challenge is funding land and materials costs. Even with generous discounts and donations, it still takes about \$80K in materials and sub-contract labor to build a 1200sf house. (excludes cost of land)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                               |                        |                                                                                                                                           |                                    | concerns with cost of land and materials to create new housing. (potential opportunity for partnerships) |                |                |                                                                          |                                                      |
| Zoning should be used to control development, not "incentivize" particular types of development. I cannot think of anything much more terrifying than a group advocating for diverse housing in previously homogeneous neighborhoods having the power to use zoning to "incentivize".                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                               |                        |                                                                                                                                           |                                    | do not incentivize housing                                                                               |                |                |                                                                          |                                                      |

Community Comments & Feedback

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[illegible]

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Concerns with Infill Housing in Neighborhoods | Meeting Housing Needs | Transportation                                                             | More Housing / Density / Diversity                             | Subsidized Housing / Partnerships | Tenants Rights | Event Feedback | No City Initiated Zoning / No removal of barriers / No increased density | Other                                 |
| Complete Comment written by citizen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                               |                       |                                                                            |                                                                |                                   |                |                |                                                                          |                                       |
| I opposed to Strategy D because this seems to involve city-initiated zoning changes. Frankly, as a person who lives in area not included in a neighborhood association which is close to downtown and the university, I find that my opinions (as well as those of many of my neighbors) disagree with the opinions of our planning staff, most of whom live in "suburban nation" or on farms, about zoning issues for my neighborhood. I think it is critical that zoning changes not be "pre-approved", but rather work their way through the zoning process that allows for public comment, which often brings issues not previously considered to light. If a project is a really good idea and not damaging to surrounding residents, it likely will face little support (i.e., the projects on Thorpe Lane and Springtown Way). If there is controversy, well that needs to be heard. We live in America, not mainland China.                                      |                                               |                       |                                                                            |                                                                |                                   |                |                |                                                                          |                                       |
| Recommend incorporating language that, in addition to noting Intensity Zones / Comprehensive Plan, encourages housing in areas accessible by alternative transit (walkable, bikeable, transit-served) and within direct proximity to job centers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                               |                       | Recommend housing in areas accessible to alternative transit               | Housing in intensity zones with close proximity to job centers |                                   |                |                |                                                                          | No city-initiated zoning              |
| I am against Strategy E. Again, this is an inappropriate erosion of our rights as property owners. Again, this will put a terrible strain on neighborhood character in neighborhoods without an incorporated neighborhood association. Property values are determined by surrounding property. Quite frankly, many homeowners would not like to live next to a collection of "tiny homes." If there are some who don't mind, then that can be discovered by going through the normal P&Z and City Council process. "Clear path permitting" removes our rights as existing property owners. I would like all of the members of the Affordable/Workforce Housing Task Force who wish to have tiny homes either on their property or directly adjacent to their property to raise their hands. Not many hands? I didn't think so. How about our planning director? How about tiny homes on Ms. Gillilan's farm? No? Oh, well, looks like you're not walking the talk again. |                                               |                       |                                                                            |                                                                |                                   |                |                |                                                                          | Not in favor of city-initiated zoning |
| Removing parking requirements may make our roads less safe for our bike riders by limiting visibility with an increase in on street parking. As a child I was hit on a sidewalk by a car unable to see me because of parked cars. I like my kids being able to ride their bikes on the road fairly safely, as well, with few parked cars narrowing the lanes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                               |                       | Not in support of parking incentives with regards to incentivizing housing |                                                                |                                   |                |                |                                                                          |                                       |

Community Comments & Feedback

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| Theme 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Theme 2               | Theme 3        | Theme 4                                                            | Theme 5                           | Theme 6        | Theme 7        | Theme 8                                                                  | Theme 9                      |
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| Concerns with Infill Housing in Neighborhoods                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Meeting Housing Needs | Transportation | More Housing / Density / Diversity                                 | Subsidized Housing / Partnerships | Tenants Rights | Event Feedback | No City Initiated Zoning / No removal of barriers / No increased density | Other                        |
| <p>Complete Comment written by citizen</p> <p>Page 46. I am in complete disagreement with Strategy F, and I request that P&amp;Z Commission and the City Council remove Strategy F: Promote San Marcos as a place for all types of housing in all types of places for a variety of people through a robust education and marketing campaign." This is a very poor policy concept with many unintended consequences. To "build anything (to do with housing), anywhere, anytime" flies in the face of:</p> <ul style="list-style-type: none"> <li>a) planning and zoning principles and ignores prioritizing, traffic concerns, neighborhood and city aesthetics (like it or not, that matters to some people and, believe it or not, corporations wishing to relocate)</li> <li>b) desires and needs of existing residents (contrary to statements in this document, we do have rights, too).</li> <li>c) appropriate prohibition of development, even of affordable/workforce housing, in flood-risk areas (look what happened to East Houston with their "freedom" and how they are drowning in the freedom and will continue to do so now that a large part of East Houston is built on former swamp land- this is the sad consequence of so-called "market-driven housing". The builders are gone, the residents and city are left holding the bag.)</li> </ul> <p>In addition, this statement is actually quite impossible and hypocritical because many areas of the city have homeowners associations and those areas will never take on their fair share of affordable/workforce housing.</p> <p>This task force have made the statement, "While housing survey respondents indicated that providing diverse housing types was important, most did not want housing other than single family homes in their neighborhoods." What they fail to understand is that these two concepts are not incompatible. People don't want retrofitting of neighborhoods that have evolved over decades or even centuries to meet a current policy which may turn out to have poor consequences (remember "housing projects" of the 1960's- good intentions, bad results). Let's put new development in new places. Is anyone complaining about development on Thorpe Lane? Why don't you learn from that? Why does the Housing Task Force arrogantly disregard the desires of us poor natives? Easy to say when you live in a suburb with neighborhood association.</p> <p>Resistance to housing other than single family in single family neighborhoods is not based as much on "resistance to large student housing developments" as this suggests. The resistance is to any multi family/dense housing in single family neighborhoods, student or otherwise. Those of us who have invested in homes in neighborhoods that are currently, and historically always have been, single family have done so specifically because they are single family. This is the neighborhood character we have chosen and we will resist any effort to "improve" our neighborhood through increased density. I strongly believe we have the right to preserve our neighborhood character and would appreciate it if Planning and Development Services and the developer/realtor/ title company axis would abandon their relentless efforts to force density into our neighborhoods. There have to be more constructive and appropriate approaches to dealing with the perceived housing challenges and, probably not incidentally, making a buck. The "targeted education campaign" discussed in the fourth sentence is an apparent attempt at "single family neighborhood conversion therapy", which would not only be a waste of time and effort but would also only aggravate the distrust that many (most?) residents of single family neighborhoods have for those trying to change our neighborhoods.</p> <p>What will happen to comments submitted in this manner? Will they be reviewed by P&amp;Z Commission and City Council?</p> <p>A Strategic Housing Action Plan should be adopted because The current process for approving housing across the city is broken. A Strategic Housing Action Plan, if actually implemented, could help ensure that more much needed diverse and accessible housing can actually be created in San Marcos.</p> |                       |                |                                                                    |                                   |                |                |                                                                          |                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |                | potentially in support of housing in intensity zone? (Thorpe Lane) |                                   |                |                |                                                                          | No housing in neighborhoods. |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |                |                                                                    |                                   |                |                |                                                                          | General                      |
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## Community Comments & Feedback

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Concerns with Infill Housing in Neighborhoods | Meeting Housing Needs                                       | Transportation | More Housing / Density / Diversity                                                                    | Subsidized Housing / Partnerships | Tenants Rights | Event Feedback | No City Initiated Zoning / No removal of barriers / No increased density | Other                         |
| Complete Comment written by citizen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                               |                                                             |                |                                                                                                       |                                   |                |                |                                                                          |                               |
| Single family zoning is the root cause of so many current social and environmental ills (segregation in neighborhoods, social isolation, sprawl, auto-dependency, the climate crisis, etc.). Please embed within the Strategic Housing Action Plan the phasing out of single-family zoning via by-right integration of multiple units on each lot across the city, as Minneapolis and other cities / states have done. This could increase housing stock within the city much more affordably by using existing infrastructure vs. expanding city limits and costly infrastructure extension. It will also encourage mixed-use neighborhoods and better social integration, as well. |                                               |                                                             |                | diverse housing                                                                                       |                                   |                |                |                                                                          |                               |
| A Strategic Housing Action Plan should be adopted because We need a holistic approach that will benefit all members of the community preserving what we can to maintain cultural integrity and character of San Marcos. Smart growth is crucial to our future and to not disenfranchise our citizens.                                                                                                                                                                                                                                                                                                                                                                                |                                               | benefit all community members                               |                |                                                                                                       |                                   |                |                |                                                                          |                               |
| 1. Maintain older housing (incentives / tax breaks)<br>2. Government subsidized development for special needs / short term emergencies<br>3. Develop Urban fringe and limited density close in (restricted occupancy and building size<br>4. Inclusionary zoning - require developer to sell or rent 10 - 20% of units @ below market price.<br>5. Decrease infill development costs like permit fees etc..                                                                                                                                                                                                                                                                          |                                               |                                                             |                |                                                                                                       |                                   |                |                |                                                                          |                               |
| A Strategic Housing Action Plan should be adopted because But I am not in favor of strategies D or E. I am very concerned about this being abused by developers. I am against this!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | decrease infill development costs             | inclusionary zoning                                         |                |                                                                                                       | incentives                        |                |                |                                                                          |                               |
| There is not place on this form to write that someone opposes a concept vs. thinking it is "not important"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                               |                                                             |                |                                                                                                       |                                   |                |                |                                                                          | Not in support of Action Plan |
| Not every type of housing is appropriate in every place. The slogan behind this basically means build anything, anywhere, anytime. I completely disagree with this. No. Why would you insist on taking away public input into this process?                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                               |                                                             |                |                                                                                                       |                                   |                |                |                                                                          |                               |
| Is there evidence that people have been opposing zoning changes in high intensity areas? I haven't seen it. I did not see anything about city initiated zoning being limited to high intensity growth areas. I am concerned about the abuse of this. I do not want any city initiated zoning. Do not take away our rights!                                                                                                                                                                                                                                                                                                                                                           |                                               |                                                             |                | city-initiated zoning could be high intensity areas, but generally against any city initiated zoning. |                                   |                |                |                                                                          |                               |
| Small areas plans, neighborhood character studies still need to be done, despite the fact the planning department lied to the citizens, telling us that these would be done after adopting Code SWTX. Lying is not OK!                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                               |                                                             |                |                                                                                                       |                                   |                |                |                                                                          |                               |
| A Strategic Housing Action Plan should be adopted because Affordable Houses, not just apartments, should be attainable for working families. Rent should also reflect the income levels of the families in the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               | affordability for working families, including rental        |                |                                                                                                       |                                   |                |                |                                                                          |                               |
| I believe that apartments should be affordable for families if needed and a cap on rent due to students needing larger school loan to afford to go to school and live in the community.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                               | affordable for families                                     |                |                                                                                                       |                                   |                |                |                                                                          |                               |
| Depends on what is in. Planning is good.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                               |                                                             |                |                                                                                                       |                                   |                |                |                                                                          | Depends                       |
| A Strategic Housing Action Plan should be adopted because Our most vulnerable low-income community members deserve safe, affordable housing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                               | supporting our most vulnerable low-income community members |                |                                                                                                       |                                   |                |                |                                                                          |                               |

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| Complete Comment written by citizen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                               |                                                                                   |                                                                                                                      |                                    |                                   |                |                |                                                                          |         |
| Why do you think housing is an important initiative for San Marcos right now?<br>Housing is a serious issue for communities up and down the IH35 corridor. Texas is growing like a weed. And like a weed, we need to examine what the new growth is chocking out. And garden, and manage the landscape to keep things in balance. State government does not prioritize the creation or maintenance of affordable housing. It deinceativizes. So, it is up to the residents to encourage housing that includes convenience to groceries, parks, health care, and work and a family can afford. |                                               |                                                                                   | encourage housing that includes convenience to groceries, parks, health care, and work and a family of 4 can afford. |                                    |                                   |                |                |                                                                          |         |
| What are some housing challenges you've seen? I know people who make below the median income. Home maintenance is a problem. Luckily, most of them are somewhat handy and can do "patches" on their own. I believe I have seen people from higher priced markets come in and renovate thinking they will get a quick return on their investment.                                                                                                                                                                                                                                              |                                               | meet needs of community                                                           |                                                                                                                      |                                    |                                   |                |                |                                                                          |         |
| What are some things that really stood out to you from participating in a community conversation. We all want affordable housing, but we don't want it in our neighborhoods. This will require neighborhood associations working with the city and developers to identify compromise. Hard, soul searching stuff. I think that some of the more vocal residents are older and cannot envision this transformation.                                                                                                                                                                            |                                               | Will need to work with neighborhoods to determine where housing should be located |                                                                                                                      |                                    |                                   |                |                |                                                                          |         |
| What do you hope the future of housing looks like in San Marcos? I would like to see units of various sizes within neighborhoods to accomodate differences in housing budgets. A family could move up within a neighborhood as well as downsize without moving neighborhoods. I don't know how a city maintains affordability in a seller's market. It seems as if San Antonio has housing across the price range-- older apartments converted to condos, 80s condos that are less desirable but perfectly adequate.                                                                          |                                               |                                                                                   |                                                                                                                      | housing diversity                  |                                   |                |                |                                                                          |         |
| I suppose defining what various populations need:<br>1) families with young children need controlled costs, groceries, good schools & parks within walking distance;<br>2) older adults need groceries, parks, health care, and controlled costs within walking distance or on a bus route.<br>Those in between these groups seem to be the problem!<br>And how cities deal with students and their parents buying up/occupying housing is a struggle all university towns grapple.                                                                                                           |                                               | meet needs of community                                                           | location and distance between housing and services                                                                   |                                    |                                   |                |                |                                                                          |         |

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| <p>Complete Comment written by citizen</p> <p>The draft document contains many housing strategies that are strongly supported by the AAA. We believe that when these particular strategies are implemented they help reduce the regulatory cost of housing and bring more housing choice for residents. Supported strategies include:</p> <ul style="list-style-type: none"> <li>- Community Advisory Group - Create a process by which a Community Advisory Group can be developed along with a detailed outline of their roles &amp; responsibilities. The Advisory Group will be tasked with implementation of and on-going administration of strategies within this plan. This will ensure on-going transparency and community involvement.</li> <li>- Development Codes and Zoning - Support diverse and vibrant neighborhoods by expanding the types of zoning districts and building types allowed within existing neighborhoods. Use a community driven process with a focus on accommodating residents through all stages of life.</li> <li>- Remove Regulatory Barriers to Affordable Housing - Remove regulatory barriers to affordable housing when developments include a percentage of affordability. Barriers may include: Impact fees, Parking requirements, Height requirements, Maximum density, Requiring full site plan review for projects with 12 units or less, Material requirements, Permit fees.</li> <li>- Clear Path Permitting - Minimize the time it takes to build mixed income or affordable communities with a clear path permitting process. This includes a dedicated case manager, pre review prior to formal submittal, priority in the review queue and priority inspections.</li> <li>- Opt-In Zoning Overlay Districts - Create Opt-In zoning districts in Intensity Zones that offer an option for increased density and fast tracked permitting in exchange for affordable housing and other community benefits important to those strategic locations.</li> <li>- Tax Increment Financing - Utilize Tax Increment Financing mechanisms in strategic growth areas from the Comprehensive Plan to ensure that affordability is included in growth areas.</li> </ul> <p>The AAA does not support the Rental Registry strategy (A.1) for a wide variety of reasons. Rental registration programs create a bureaucracy and do very little to expand housing opportunities. Additionally, the goals and objectives of a rental registration program can already be achieved through existing property code enforcement powers, Justice of the Peace courts, ongoing community outreach efforts and certificate of occupancy requirements.</p> | housing choice                                |                                                        |                | support diverse housing          | Create a Community Advisory Group and remove barriers to housing |                |                |                                                                          | Not in support of rental registry |
| <p>Adopt an Action Plan because we need to do something. There is no affordable housing for the low or middle class.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                               | Not enough affordable housing for low and middle class |                |                                  |                                                                  |                |                |                                                                          |                                   |

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| Complete Comment written by citizen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                            |                       |                |                                    |                                   |                |                |                                                                          |                                                                                           |
| The demand and supply of housing is a complicated and long-term issue for many cities across America. Governmental entities can help with this problem but they need to recognise there are a number of limitations of just what all can be done without risking a material mis-allocation of resources. Time and time again, the highest and best use of resources comes from the thoughtful analysis of someone that has their own money on the line, not a public official. Governments have their role to create a framework for real estate development in the form of zoning that fits the aesthetics, culture, transportation, utilities and environmental constraints of the city. After a clear and predictable overlay is in place, then the private sector should be the one to risk capital, time and market forces to achieve a balance of supply and demand. We need to accept there will be periods of imbalance, but in the long run, this process will ensure the most efficient use of resources. Public officials should always consider input from all parties, but be prepared to act decisively in the best interest of all and be careful not to pick winners and losers. Central Planning is a poor substitute for solving rationing problems as it has shown to be in most places it is in use. Projects run well over budgets, behind schedule and often miss their objective. Change is going to happen in this town that is going to upset some folks that want San Marcos to stay the same. We cannot just shut the door and tell others to go elsewhere. We need clear, consistent development guidelines to bring predictability to the market and the developers will solve the housing shortage. Conflicting goals of preserving neighborhoods but also creating affordable housing are the types of mutually incompatible goals that central planning generates. People vote with their wallets and their feet. Let occupancy and vacancy statistics drive the building process, not a poorly constructed survey that inadequately defines ability to pay and includes the student population to make things look worse than they really are |                                                                            |                       |                |                                    |                                   |                |                |                                                                          |                                                                                           |
| We need more diverse housing for everyone.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                            |                       |                | more diverse housing for everyone  |                                   |                |                |                                                                          | Private market should dictate not a conflicted plan with too many different perspectives. |
| Brilliant work by the community team and the city staff.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                            |                       |                |                                    |                                   |                | Brilliant work |                                                                          |                                                                                           |
| Some may argue to drop this plan and leave things the way they are because it suits them. However, this plan shows that it is morally irresponsible to sit with the status quo given the housing shortages and environmental challenges that San Marcos and the entire central Texas region are facing. This plan identifies many ways to strengthen existing housing stock and increase housing delivery. As long as that housing delivery is targeted for within the existing city limits - not proliferating more sprawling single-family subdivisions - then I support adoption of this plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Need the plan to effect change and build more housing that meets our needs |                       |                |                                    |                                   |                |                |                                                                          |                                                                                           |
| We either get planned growth or unplanned growth. We do not get to have no-growth but a majority will never understand this.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                            |                       |                | Stop sprawling out to the ETJ      |                                   |                |                |                                                                          |                                                                                           |
| The part that concerns me is STRATEGY D: PRE-APPROVE RESIDENTIAL DEVELOPMENT IN STRATEGIC LOCATIONS. Pre-approval of certain types of housing is what got us into this mess of too many big box apt bldgs downtown. The character of our town is forever lost. Once we make broad approvals of development without considering neighborhood effects on an individual basis, we lose control of the feel of a neighborhood.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                            |                       |                | Need to plan for growth            |                                   |                |                |                                                                          |                                                                                           |
| I do believe this is a good plan, however, I worked for the city of SA's healthy homes initiative, and one big problem I found that my clients and I too find as a big influence in affordability is a problem with a high tax burden. We would rehab our clients home only to find that they would face higher taxes for the improvements we made. I too will need to look elsewhere to live because my Hays county taxes have doubled in the last six years. We should look at reducing the tax burden on home owner, by creating a luxury student housing tax. You guys should ask yourself how effective is it to place people into homeownership, when they will eventually be forced out because they can't afford our taxes? Landlords will be taxed on the improvements to their rental units thus resulting in a higher rental cost to the Tenant in order to offset the higher property value. I am very appreciative of the efforts you have looking into this, but the elephant in the room that needs to be addressed is a tax solution in order to make any substantial changes to our longevity .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Preserve Character                                                         |                       |                |                                    |                                   |                |                | Preserve Character no City initiated zoning                              | Reduce Taxes                                                                              |

## Community Comments & Feedback

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| <p>Complete Comment written by citizen</p> <p>This plan ignores citizen input and does not create affordable housing in any way and disrupts, actually destroys, thriving neighborhoods. This should NOT be enacted in any way. e</p> <p>The SMTX 4 ALL has several good ideas for helping residents of San Marcos find affordable housing. However, the report discusses strategies to help implement affordable housing some of which, in my opinion, violate the Comprehensive Plan that was completed a few years ago. Below I have listed my areas of concern:</p> <ul style="list-style-type: none"> <li>I object to opt-in zoning in existing neighborhoods.</li> <li>I do not want increased density in existing neighborhoods.</li> <li>I do not want city initiated zoning.</li> <li>I do not want waivers for parking or for increased density in existing neighborhoods.</li> <li>I object to waivers of impact fees and height maximum, in existing neighborhoods.</li> <li>Small and or tiny houses should only be built on individual lots that are already platted and do not meet minimum lot standards.</li> <li>Large lots should not be cut up into small lots in existing neighborhoods.</li> <li>Tiny homes need to be defined more closely.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                |                       |                |                                    |                                   |                |                |                                                                          | Plan ignores citizen input     |
| <p>On Tuesday you will be considering a recommendation on the proposed Workforce Housing Task Force Strategic Housing Action Plan. While I believe our city needs to do more to provide good, affordable housing in San Marcos, I am asking you to delay any vote on this proposal until your first meeting in November. The full proposed action plan has only been available to the entire commission, and the public, for a few days. This is hardly enough time for anyone, even those well-versed in government policy, to digest a massive and far reaching action plan. In particular I want to compare the proposed adoption schedule to the recent adoption of My Historic SMTX, the city's new Historic Resources Survey. The first drafts of the survey were available in January 2019, well before any entity was being asked to give any sort of recommendation or consider adoption. The Planning &amp; Zoning Commission was first given a presentation on July 23rd, but was not asked to vote on approval until August 27th, giving the commission over a month to consider the survey before being asked to vote on it. I am asking for the same standard to be applied to the Workforce Housing Action Plan, receive your presentation and have a dialogue on September 24th, but then give yourself, and the citizens of San Marcos, time to consider and learn more about the plan before casting a binding vote on the future of our city.</p> <p>I will raise two specific concerns I have just based on a cursory review of the entire plan: the possibility of city-initiated upzoning of single-family homes, including those in historic neighborhoods, and a seriously lack of involvement from Texas State University. This is just scratching the surface of what all is included in the Workforce Housing Action Plan, and why a rushed vote on Tuesday could haunt us for years to come.</p> <p>I believe an informed and educated vote on the Workforce Housing Action Plan, which comes from a comprehensive dialogue, is the least our city deserves. I sincerely believe rushing through adoption of this plan on Tuesday would be a huge disservice to San Marcos. We have seen recently the consequences of poor decisions made years ago by prior Planning &amp; Zoning Commissions. Please don't make the same mistake twice.</p> | No increased density in existing neighborhoods |                       |                |                                    |                                   |                |                | No City Initiated re-zoning                                              | More involvement from Tx State |

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### Complete Comment written by citizen

I have made comments to the Workforce Housing draft plan (<http://www.sanmarcos.konveio.com/strategic-housing-action-plan-initial-draft>) using the sticky note addition to the webpage. I am not sure that the comments made it to your commission, so I am submitting these comments to you in advance of your meeting regarding the Workforce Housing draft plan.

I am in agreement with strategies A and C, but I am not in favor of strategies B, D, E, and F.

I added a favorable comment regarding Strategy A, Advance Home Maintenance and Home Repair Programs, p. 32

I am in favor of Strategy A.

I added a comment against "by-right" development of two-family and multi-family units, part of Strategy B, p. 36.

I am very much opposed to "By-Right" development of multi-family units and even by-right development of two-family units. If these are to be a change in a neighborhood, then the normal process for public input and citizen-directed P&Z and City Council needs to be followed. This is not something that should be allowed "By Right". Frankly speaking, this is an inappropriate erosion of the rights of existing city property owners. In contrast to the concepts presented in this document, we have rights, too! I have a feeling that the burden of these "by right" developments of two-family and multi-family units will be in neighborhoods without an incorporated neighborhood association. Will these "by right" multi-family units go into Willow Creek, the Trace, Kissing Tree, or Blanco Vista? I think not. Is not our city planning quite inconsistent? On one hand we have zealot developer aides, who fancy themselves as new urbanists, fighting over retrofitting a few blocks of old neighborhoods, while on the other hand they are busy okaying many new square miles of "suburban nation" developments far removed from supporting commercial centers, and requiring long automobile trips for everything. Why didn't staff require those new developments to have a certain percentage of affordable housing? Finally, the last sentence, "The City is also creating a Design Guidelines Manual to ensure that the character of existing neighborhoods is preserved" does not placate me. This sentence is false. Design Guidelines are just that: suggestions [guidelines, not rules or part of the enforceable code] that do not need to be followed. For this reason Design "Guidelines" do NOT ensure that the character of existing neighborhoods is preserved. With "by right" construction of multi-family units the character of existing neighborhoods (at least the ones without incorporated neighborhood associations, like mine) will likely NOT be preserved.

By-right development is a very bad idea and I request that "by-right" development be removed from any affordable/workforce housing plan that is adopted.

I added a comment in favor regarding Strategy C, p. 37

I am in favor of Strategy C. I think that it is important to promote home ownership as opposed to "affordable renting". I would include owner-occupied townhouses and owner-occupied condominiums in the definition of "home ownership".

Page 41. I am concerned about Strategy D, "Pre-approve residential development in strategic locations." (page 41). This is equivalent to city-initiated zoning changes. The example that Ms. Gillifan gave at the 8-14-19 public meeting was for the area around the old Springtown Mall. However, I don't recall problems getting zoning changes in that area or opposition. That seems like a poor excuse to remove the rights of citizens to have notice, public meetings and votes by P&Z and City Council for zoning changes that they may be for or against. I am very opposed to Strategy D. Frankly, it seems ripe for exploitation and abuse. I request that P&Z and City Council remove Strategy D, Pre-approve Residential Development in Strategic Locations, from any Affordable/Workforce Housing plan that is adopted.

I opposed to Strategy D because this seems to involve city-initiated zoning changes. Frankly, as a person who lives in area not included in a neighborhood association which is close to downtown and the university, I find that my opinions (as well as those of many of my neighbors) disagree with the opinions of our planning staff, most of whom live in "suburban nation" or on farms, about zoning issues for my neighborhood. I think it is critical that zoning changes not be "pre-approved", but rather work their way through the zoning process that allows for public comment, which often brings issues not previously considered to light. If a project is a really good idea and not damaging to surrounding residents, it likely will face little support (i.e., the projects on Thorpe Lane and Springtown Way). If there is controversy, well that needs to be heard. We live in America, not mainland China.

I added a comment against Strategy E, Remove Regulatory and Procedural Barriers to Encourage Diverse and Affordable Housing [like "Tiny Homes], pp. 43-

44.

I am against Strategy E. Again, this is an inappropriate erosion of our rights as citizens. The city is not responsible for the decisions of the private sector, and the private sector is not responsible for the decisions of the city.

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                       | <p>Support incentives to ensure that new housing meets our needs</p> | <p>Close in Development has less impact on transportation systems</p> | <p>support of increased housing in the central city</p> | <p>need to support current homeowners</p> |                |                |                                                                          |         |

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## Community Comments & Feedback

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|                                     | Theme 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Theme 2                                                          | Theme 3                                                 | Theme 4                            | Theme 5                           | Theme 6        | Theme 7        | Theme 8                                                                  | Theme 9 |
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|                                     | Concerns with Infill Housing in Neighborhoods                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Meeting Housing Needs                                            | Transportation                                          | More Housing / Density / Diversity | Subsidized Housing / Partnerships | Tenants Rights | Event Feedback | No City Initiated Zoning / No removal of barriers / No increased density | Other   |
| Complete Comment written by citizen | In this letter, I provide brief remarks about anxieties surrounding SMTX 4 All's housing action plan and the Guadalupe restripe. City staff has proposed pragmatic ways to mitigate city changes through drafting the housing plan and working with TxDOT to add a two-way bike lane along Guadalupe. My thesis is this: San Marcos's urban system is changing, whether we like it or not. We must adapt to emerging conditions. First, I imagine some citizens are concerned with how the housing action plan fits into preserving the history of San Marcos. Others may feel threatened by the plan's recommendation to rezone certain areas and increase population density. Folks may find development, any development, to be detrimental to the integrity of existing neighborhoods. These are important concerns, but they are precisely the reason why we have institutions like the Historic Preservation Commission and city ordinances to keep aspects of San Marcos's past 'safe' from the future. We cannot, however, treat every neighborhood like a historic neighborhood—not with the way San Marcos is growing. Otherwise, our community succumbs to the inefficiencies of urban sprawl as new housing developments get pushed farther and farther away from the city core. Based on what we know in urban studies, San Marcos is destined to fail without four things: 1) more affordable housing, 2) more types of housing, 3) more diverse zoning types, and 4) sufficient population density. Second, I have overheard grievances about the Guadalupe restriping changes—cutting lanes down from three to two—claiming that it slows down traffic. Without available traffic count data, it is unwise (and costly) to make any decisions that counteract the progress being made. Multi-modal infrastructure has enormous potential to alleviate the parking deficit our downtown faces and regulate car traffic as the city grows. At the very least, we shouldn't decide to hinder progress until the bike lane is open for public use. With more transportation and housing options, we can encourage more people to both live and work in San Marcos, rather than simply work here. In order to become a timeless city, San Marcos needs to undergo some growing pains. | Promote more building close in to benefit transportation systems | sufficient population density / More types of housing / |                                    |                                   |                |                |                                                                          |         |
|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Need affordable housing                                          |                                                         |                                    |                                   |                |                |                                                                          |         |

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| <p>Complete Comment written by citizen</p> <p>Dear Commissioners,</p> <p>There are two sides to affordability. What things cost is one side. That is all this plan can address. The other side is what people have to spend. As much of the information provided makes clear, housing prices have gone up faster than wages. Why that is unclear. Part of it I believe is that real estate is seen as much more of an investment opportunity now than in the past. It is not only stocks and bonds any more.</p> <p>I believe what we are experiencing in the US housing market is another example of a market failure. It provides high-end housing quite well, while failing the middle and lower classes. I fear that whatever moves we make will fail, too. The assumption that higher density leads to lower prices is intuitive, but there is more going on than simple supply/demand. The private sector builds housing and is profit-driven. If enough housing were built to actually stop the increase in prices, the profits will decline, too, and so will the building of new housing. Builders build and developer develop to maximize profits. I fear all we will get for our efforts will be expensive housing, closer together.</p> <p>Nevertheless I applaud this effort. We must try to fix the problem, though I think it must be fixed at a higher level of government. Having said all that, I have concerns with this plan.</p> <p>Concerning action items A.1 and A.5, I really hope rental registration and code enforcement can be improved. Three of the biggest problems in San Marcos are No Enforcement, No Enforcement, and No Enforcement. From parking to codes, the rules are too often ignored, with no consequences.</p> <p>B.1 ignores the fact that our housing development is highly influenced by the student rental market. What may work elsewhere is distorted by student rentals. I love the idea of "accommodating residents through all stages of life," but fear that in this town the stages are from freshman year to grad school.</p> <p>B.3 is asking for trouble. "Fee waivers, clear-path permitting, and regulatory incentives like reduced parking or additional units in exchange for permanently affordable housing in pre-identified infill sites" will attract builders, but will they actually build what we want them to build, and for everyone in all stages of life? Figure 17 is presented as a case study, but it appears to be in implementation. Did it work as designed? Consider the lack of enforcement in our town. Show us that the city can keep the trash cans off the street, cars out of front yards and pick the other low-hanging fruit, and then this might be viable. I understand the thinking here, but have to oppose this because I simply don't think it will work here.</p> <p>D.1, Opt-in Zoning I think is a good idea as long as it absolutely remains only in Intensity Zones.</p> <p>I worry about D.2 meaning that the city will be initiating re-zoning. How many times did we hear that was not going to happen while we were working on the new LDC? It is still a bad idea, even for lower cost housing.</p> <p>E.3 and E.4 sound like repeats of B.3. Builders will be happy to take all the waivers they can get, but will we get what we want?</p> <p>E.1 encourages manufactures homes. Having lived in one and lost money on it, finding it nearly impossible to sell, I oppose this. Unless they can be better built, more attractive and retain their value, just say no.</p> <p>E.2 encourages tiny houses. Presumably for tiny people. This looks like a fad that solves nothing. Tiny homes need to be better defined. I may have lived in one and not known it. Tiny thumbs down.</p> <p>As I wrote above, I support the effort though I believe we can't fix this problem at the municipal level. I worry that we will cause problems without fixing anything.</p> <p>Thank you for serving, and thank you for your hard work.</p> <p>Paul Murray<br/>San Marcos</p> |                                               |                       |                |                                    |                                   |                |                |                                                                          | <p>Concerned that attempting to fix will cause more problems than help. Should be solved at a higher level of government. Not the municipal level.</p> <p>No City Initiated re-zoning</p> |

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| Total                               | 16                                            | 92                    | 25             | 43                                 | 18                                | 9              | 11             | 12                                                                       | 54      | 280 |