

City Council Meeting 5/18/2021

Item # 18

Public Comments (Transcript):

Zachariah Sambrano – 1271 Sadler Drive San Marcos, TX 78666

Good evening city council my name is Zack Sambrano I live at 1271 Sadler Drive San Marcos, TX 78666. I want to thank you all for your time being here tonight first and foremost. Secondly thank you for appointing me to the Planning and Zoning where I deal with a lot of zoning and housing issues and I think it is no secret that we are at a point where we need more housing. As we see in this city and many cities all around central Texas we continue to grow at record paces and the housing supply is not there but the demand is there. As a matter of fact, I just checked Zillow and average price last year of a house in SM according to Zillow the housing task force has numbers that are a little higher. But just going off of Zillow it is \$232,567 dollars and in one year alone the average house price has increased to \$250 thousand so about an \$18 thousand dollar jump. I don't know about you all but my annual income has not increased by \$18 thousand dollars and I have heard a lot of the community say as their taxes go up that they just don't know if they continue to afford to live here in SM. I have talked to a lot of my classmates that are trying to buy houses and they just say Zack we can't afford to live here so we have to look at places in Kyle or New Braunfels. I just think as a city who says a priority of theirs is to look into affordable housing options that we are not doing enough. So, **I would like to see some of this money going to alternative forms of housing outside of single detached family homes.** In a community where about half of the community residents make less than \$35 thousand yet you have an average detached house price of \$238 thousand is just not a reality for people. Especially people like myself who are on a single income and don't have a dual income. So, **I would like city council to explore the task force recommendations that didn't quite get the approval that I was hoping last time they were introduced.** I'd like council to explore those options again that kind of that missing middle that are outside of the typical detached family housing and multi family housing. Real quick I know I am running out of time as far as non- housing communities go I know so many people struggled in the pandemic in 2020 with financial, emotional, physical challenges so **I would like some of this money to go into community health and mental health services** and as far as the last bit I would like to say to **explore transitional housing for our homeless residents here in our community.** We had a lot of people that struggled during our snow storm and even when I volunteered with the PIT count people here locally in SM over in the Hopkins area I realized. Time is up Thank you for your time have a good night.

Tricia Schneider, CASA of Central Texas, 2725 Hunter Road, San Marcos, TX 78666

Thank you, mayor, good evening council, my name is Tricia Schneider I work for CASA located at 2725 Hunter Road. My comments tonight are brief in that we want to express support of the CDBG program mission to promote the development of SM as a viable urban community with decent housing a suitable living environment and expanded economic opportunities especially for persons of low and moderate

incomes. We thank the city and its CDBG staff for strong partnership with CASA for administering funds for benefit of SM children who have experienced abuse and are now placed in the foster care system with the Texas Department of Family and Protective Services. We hope that the city will continue the practice of allocating the maximum 15 % of the CDBG budget toward much needed public services such as CASA. Thru our services more children are moved out of the temporary foster care system and placed in safe homes where they can have a sense of permanency, a sense of normalcy, and where they can grow and thrive. To date this grant year CASA has served 110 children from SM and again I just thank you for your support of this relatively small but critical budget allocation to provide public services for our local children. We look forward to submitting our grant application for this next CDBG program year. Thank you all.

Lisa M. Copaleta – 1322 Belvin, San Marcos Texas 78666

Years ago, in the assigned historical designation in this community many neighborhoods were completely disenfranchised and racial groups were ignored. Was this racist? Darn tootin it is. We have struggled for resources here to repair that. It has been completely ignored. I want to talk about something that is very important, because not only are people being priced out of their homes and every year our taxes are going up and for those of us who actually pay for our property taxes its alarming. What I am concerned about is I had a friend of mine a woman who is also an entrepreneur. The city came to her knock knock knock and they said you know what we would like to purchase your home to give it to somebody else in our community for affordable housing. Think about that. City staff poaching traditionally disenfranchised ethnic groups in this class of a multi-generational house for someone else's affordable housing. Thank you for the business community who actually saved that women's home and allowed her and her mom to stay in there. I would like you to strongly consider saving streets like Harvey St. which was the bright light of delineation between streets and disenfranchised groups and Caucasians as well as Victory Gardens, East Guadalupe and of course Dunbar in my neighborhood. CDBG funds can also [be used] for planning for archaeological research surveys including reconnaissance survey a project site containing valuable resources as well as ecological preservation imperative to Live Oaks which are irreplaceable. They can also help with historical plans dealing with historical districts ordinances, and create codes to assure preservation of districts and ecological landscapes. Additionally, we can have strategies and action programs to implement plans to protect and enhance cultural environment. It can also provide for clearance activities and have you noticed the big shindig we had by [unintelligible] where the doors were falling off right now. So, we are all great during election time but we have all kinds of Facebook events but you know we never fixed that big old historical African American church. We can also have clearance activities where we could move historical structures and preserve those as well as clearing incompatible structures also remove architectural barriers special projects directed to removal of materials and [architectural] barriers which would restrict mobility i.e. which is ADA requirements for the elderly or handicapped [unintelligible] to the public owned and privately owned building facilities and improvements including those that are historic. Property rehabilitation which would constitute a major opportunity for including historic preservation and programs designed to revitalize neighborhoods and commercial areas encouraging private sector involvement in community development. Finally, it will allow us for acquisition of various properties, for public agencies or for profit or non-profit entities. I think what is going on right now downtown which is near a hair's breath on the historical line is an abomination. You know exactly what

building I am talking about it is right next to old fire station. It is shameful that was allowed to happen. Thank you for your time.

City Council Comments (summarized):

Mr. Baker asks why impact and cost effectiveness are on the the same criteria point bundled and is asking staff to explain how these relate to each other. He says he is fine with it staying as it is.

Mr. Gleason says he knows what staff was trying to do and it is fine and will get the same outcome.

Ms. Derrick is glad that Mr. Baker brought this up and feel these two should be separated.

There is no motion to amend.

They all vote on the application evaluation criteria as it shown on the screen. Motion passes 7-0.

Mayor asks if this money can be used for historic needs and if we were to be able to make this type assuming this is permissible by HUD. At what point would we make that decision, is now the time, are we too far in to the 5-year plan that we are not opening that plan for changes. Help me understand if that would even be a consideration at this point in time and if not, when would it be?

Carol Griffith's responds that we are early in the process and within the consolidated plan we have 3 categories where historic preservation could fall under.

Mayor states that it is not too late and we do have places where it fits into our plan so its possible someone can file an application for that.

Mr. Baker states he is concerned that when something is affordable for most people in SM often has mold problems associated with it. That unfortunately we hear from members in our community that live in some of our low-income housing that there are concerns of mold there. It was clarified by Ms. Griffith that mold remediation is a secondary issue when it comes to housing rehab projects if I understand correctly. If she can clarify that means that if we were to utilize this funding to help someone stay in their home like do weatherization maybe at time of weatherization it could qualify to deal with mold remediation as well?

Carol states for example if weatherization you can see that because of the impact of water damage on the home you got mold growing in the home and now we are trying to make this structure weather tight we would remediate the mold because it has been caused by the damage that we are correcting. So that is an example where we could take care of the mold as a secondary correction to the problem we are addressing.

Mr. Baker states that mold is hard to prove for most apartment complexes and even homes when you get an inspection done and he feels there is a need for this. He hopes members of the community take advantage of this when application process is open.

Mayor accepts a motion to approve opening the application process and it passes 7-0.