

**Meeting Agenda**  
**Small Working Group – Long Term Affordability**  
**San Marcos Workforce Housing Task Force**  
**Wednesday, January 30 2019 - 10:30 a.m.**  
**2<sup>nd</sup> Floor Municipal Building – Large Conference Room, 630 E Hopkins Street**

**Purpose:** To review and prioritize methods for creating Long Term Housing Affordability in San Marcos.

- I. Meeting Opener (5 min)**
- II. Review Framework (10 min)**  
Outcome: Gain an understanding of the ultimate framework in which the goals, strategies, and actions will fit together and provide feedback on creating a Title / Name for the document.
- III. Goals (15 min)**  
Outcome: Re-confirm goals associated with creating Long Term Housing Affordability and ensure the goals are quantifiable and/or measurable.
- IV. Education (30 min)**  
Outcome: Review and learn about methods / sample projects that ensure Long Term Housing Affordability.
- V. Prioritize Strategies (25 min)**  
Outcome: Review task force strategies identified at the December 13<sup>th</sup> Meeting and consolidate into 2-3 strategies.
- VI. Next Steps (5 min)**

Next Meeting: Wednesday, February 27 – 11:00 a.m. – 2<sup>nd</sup> Floor Municipal Building, Small Conference Room – 630 E Hopkins Street.

**Meeting Minutes**

**Small Working Group – Long Term Affordability**

**San Marcos Workforce Housing Task Force**

**Wednesday, January 30, 2019 - 10:30 a.m.**

**630 E Hopkins Street, 2<sup>nd</sup> Floor Municipal Building**

**Meeting Purpose:** To review and prioritize methods for establishing Long Term Housing Affordability in San Marcos, Texas.

**I. Meeting Opener (5 min)**

Introductions: Scott Turner, Will Holder, Roland Saucedo, Jack Seaborne, Gloria Salazar.  
CoSM Staff: Abigail Gillfillan, Stacy Brown, Chris Sanchez, Andrea Villalobos, Will Parish.

**II. Review Framework (10 min)**

The working group gained an understanding of the ultimate framework in which the goals, strategies, and actions will fit and provided feedback on the document title.

The group discussed the title of the housing framework and proposed a new title of “San Marcos Housing, Strategic Action Plan”.

The group also decided that a subtitle was needed and created the following:  
“Addressing the Continuum of Housing Need”

There was some discussion regarding the insertion of the words “diverse housing needs” but ultimately they decided that the first subtitle captured that.

**III. Goals (15 min)**

The working group reviewed the 4 original Goals established by the Housing Task Force. They were also provided examples of how the Displacement Working Group made modifications.

The Long Term Affordability Working Group then engaged in additional discussion and finally presented the following revisions to the original Goals:

1. Expand opportunities for housing
2. Preserve and enhance existing housing stock
3. Leverage community and regional partners
4. Quantify and meet the housing needs of current and future residents  
(This conversation centered around the need to set projections based on future population growth patterns, paying particular attention to the varying income levels of the San Marcos population)

**IV. Education (30 min)**

The working group discussed the issue of Long Term Affordability and was presented with different tools that are utilized in the field to ensure long term affordability. Some of the tools presented are as follows:

- Shared Equity Models – to include Community Land Trusts
- Land Use Restriction Agreements
- Deed Restricted Housing – Resale or Recapture Provisions
- Limited Equity Cooperatives

**V. Prioritize Strategies (25 min)**

The working group reviewed the 4 task force strategies that were identified at the December 13<sup>th</sup> meeting and consolidated them into a single strategy, as follows:

1. Focus on programs that create, preserve and extend long term affordability *and Individual wealth creation.*

**VI. Next Steps (5 min)**

The working group agreed to the next meeting date of Wednesday February 27<sup>th</sup> from 11:00 am – 12:30pm and they were informed that the next meeting will be held on the same floor, but in the smaller conference room.

**Next Meeting: Wednesday, February 27th from 11:00 a.m. – 12:30pm @ 2<sup>nd</sup> Floor Municipal Building – 630 E Hopkins Street.**