

**Meeting Agenda**  
**Small Working Group – Meeting #2 – Facilitating New Workforce Housing**  
**San Marcos Workforce Housing Task Force**  
**Tuesday, February 26, 2019 – 3:30 p.m.**  
**2<sup>nd</sup> Floor Municipal Building 630 E Hopkins Street**

**Purpose:** To review and prioritize methods for preventing displacement in San Marcos.

- I. Meeting Opener (5 min)**
- II. Housing Study Brief (15 min)**  
Outcome: Gain an understanding of the Housing Study results.
- III. Discuss Housing Studies + Strategies (15 min)**
- IV.** Outcome: Provide feedback on how the study relates to the working group's identified strategies and modify as necessary.
- V. Strategy 1: Case Study + Identify Successes (15 min)**  
Outcome: Identify Strategy 1 successes, partnerships, resources, and funding sources
- VI. Strategy 2: Case Study + Identify Successes (15 min)**  
Outcome: Identify Strategy 2 successes, partnerships, resources, and funding sources
- VII. Strategy 3: Case Study + Identify Successes (15 min)**  
Outcome: Identify Strategy 3 successes, partnerships, resources, and funding sources
- VIII. Next Steps (5 min)**

Next Housing Task Force Meeting:

**March 14, 2019**

**12 – 2 p.m.**

**San Marcos Rec Hall - 216-298 Jowers Access Road**

**Meeting Minutes**  
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**I. Meeting Opener**

**II. Housing Study Brief**

Abby provided an overview of the Housing Study brief. The Housing Survey data analysis will be provided in the upcoming weeks. Abby requested that the Task Force send staff any additional questions or key areas of focus that they would like to see presented.

**III. Discuss Housing Studies + Strategies**

The task force confirmed that the identified strategies remain relevant and align with the data presented in the Housing Study.

**IV. Strategy 1: Case Study + Identify Successes**

Staff presented a case study from Austin, Texas on the Opt-In zoning overlay districts, such as the University Neighborhood Overlay (UNO). The working group identified what success looked like for Strategy #1. See attachment for details.

**V. Strategy 2: Case Study + Identify Successes (15 min)**

Staff presented a case study from Austin, Texas on the Muller Tax Increment Finance (TIF) District. The working group identified what success looked like for strategy #2. See attachment for details.

**VI. Strategy 3: Case Study + Identify Successes (15 min)**

Staff presented a case study from Houston, Texas on the “Can I Be Your Neighbor” program. The working group identified what success looked like for strategy #3. See attachment for details.

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

Staff will be presenting the Task Force with Action Statements that align with their identified successes for each strategy. The Task Force will be prioritizing these action items at the next Housing Task Force Meeting.

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# Housing Working Group - Preventing Displacement

Meeting Date: February 26, 2019

## Meeting #2 - Working Group Comments

Strategy #1 - Pre-Approve Residential Development in Strategic Areas
Designate Goals for affordable Home Creation
Incentivise Affordable Housing Ownership
Designate Opt-In Overlay Districts
Designate Goal for Opt-In Generated Affordable Units

Strategy #2 - Remove Regulatory and Procedural Barriers to Encourage Diverse and Affordable Housing
Create a minimum design standard (more lax than current standards)
Allow more Manufactured Homes
TIF/TIRZ funding mechanisms
Allow Tiny Homes
Remove regulatory barriers to affordable housing

Strategy #3 - Promote San Marcos as a place for all types of people through a robust education and marketing campaign.
Direct Marketing to the Citizens and Development Community
Increase staffing levels at the City
Education on the benefits of affordable housing and early education on proposed projects

Partnerships	Resources	Funds
Builders / Habitat		
Builders / Habitat		
Builders / Developers		

Partnerships	Resources	Funds
Builders associations / architects / development community		

Partnerships	Resources	Funds
Chamber of Commerce, GSMP, University, First Responders, Major Employers.		
Chamber of Commerce, GSMP, University, First Responders, Major Employers.		