

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
Complete Comment written by citizen	Infill Housing	Meeting Housing Needs	Transportation	More Housing / Density / Diversity	Subsidized Housing / Partnerships	Tenants Rights	Event Feedback	Other
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.	Should be in all places	Prioritize the needs of many over vocal few	Compact / Dense Housing is needed					
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 ownreship	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		Great Work	Need to include income growth
Very hopeful to see an increase in affordable housing							Feeling Hopeful	
Thank you!							Thank you	
Monitor investors who are purchasing homes vs homeowners						Investors buying up 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	
Affordable housing is an issue. I appreciate the meeting							Appreciate the City addressing a complex topic	

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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				
Zoning codes need to change for housing in San Marcos- Homelessness issues need to be addressed New homeless shelter; besides south-side.				zoning codes should change to better meet needs	Need shelter for homeless			
Fixed rent or rent ceiling caps to avoid escalating rental cost vs income						Rent caps to avoid escalating costs		
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 - More flexibility w/ rezoning and restrictions - Maybe more flexibility w/ ADU requirements	More Flexible with ADU's			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. You can contact me by email or phone. slh290@txstate.edu 512-815-6572							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								
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 affordale 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 mowe 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. Everytime 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.		More options for families						
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.		Rising costs pushing people out						

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<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 & 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 inlaws 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 & 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-fication" in which the neighborhood can improve and current & 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 & transportation costs) has and will always struggle to achieve home ownership and stability.</p>	<p>More housing on existing lots that is in scale with surrounding neighborhood / ADUs</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>Important to have housing option close to jobs and services</p>	<p>More flexible zoning to allow additional infill housing</p>				<p>Need to lift wages</p>

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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 newlyweds) 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!								
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 Martian 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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I moved here about 2 years ago from Midland, Tx where rent is outrageous. I loved the college town vibe, the river and outdoor activities it brings. Affordable housing was extremely hard to find for my family of 3 kids and 1 adult. Rent of course was an issue, but it was more of finding a place amidst all the student-g geared housing. It has gotten worse in my opinion. All of the new apartment complexes built on my side of town in the last 2 years all proudly display banners listing it as student housing. I grew up in a college town, I know its to be expected, but if we want families to populate our schools, we need to create, regulate, and monitor a separate housing 'identity', for lack of a better word, for student and non-student housing. I almost decided on another town altogether because it felt like everything was either student apartments or homes that were rented by the room. Of the handful of homes rented as a whole, none were affordably priced for a public service professional. The only reason I found a place to rent was that I came across a pdf on the housing authority website that listed tax credit apartment complexes that have a slightly lower rent that specifically stated students were not allowed. I'm so glad I did because I love living here in San Marcos. I know it is a great place to raise my family. Schools are good, activities plentiful, shopping nearby, all of the charm with less of the big city traffic. I just wish I could afford a house on my side of town, but public service comes with its price. I will never have an income high enough to buy a home without being 'severely burdened' according to your study, and I read all 96 pages looking for opportunities and hope/flaws in the study. For that reason, I will probably be moving into a bigger 3 bedroom apartment where I will live until my kids move out in 15 years. 15 years I could have paid on a mortgage for more than \$14,000 a year for a total of more than \$200,000, so close to current median home price, but not close enough to buy now on my salary. The irony.		More housing for families not just students	More affordable options accessible to services and jobs					
I'm a student at Texas state university looking for affordable and safe housing for someone who doesn't know the area.		Need affordable / safe housing for students						
My story is that I fought for four years for Code SMTX to protect Heritage Live Oaks and now the city staff want to place a five feet sidewalk that has never been discussed in the public forum off a stealth program called GAP Complete Streets which will kill my live oaks bringing the criminal element closer to my front door and will flood out the block. My story is that the city has not followed thru with the Code SMTX promises of Neighborhood Character Studies and in the process of the city launching affordable housing it is about to impact those with affordable housing. My story is that the city needs to complete the projects it starts like the Neighborhood Character Studies and Historical Resources Survey and Plan process. My story is that the city picks up to many feel good initiatives and never finishes what it started. My story the Deep State City Staff are not listening to my neighbors over this sidewalk and they are not listening to our concerns about density, hence the need for Neighborhood Character Studies. My story is that the city really does not care about my story because city staff have not lifted a finger to help or refuse to stop the Belvin Street Sidewalk Project. That rezoning by city staff for affordable housing on MaGehee Street is highly irresponsible because it will ruin the quality of life of the residents already on that block and flood them out. My story is that the city never finishes what it started.								

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<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>						Need more resources and protections for renters.		
<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>					Need more options for low income housing that is secure and not prone to flooding			
<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>		Need options for all types of people						
<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>			More housing options close to town	More types of housing for single people in town				

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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.		Happy with apartment life						
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!								
It would be nice if the city wouldn't let the university dictate the rents and housing while shutting long term residents out.		Need options for long term residents not just students						
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. Don't put price caps on development. The market will dry up. Basic Economics	A single family home could offer so many more opportunities while respecting the character					No Price Caps		
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				Affordable taxes / excellent schools / infrastructure maintained/ code enforcement /Skilled and educated workforce
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						

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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							
In the future, I hope housing in San Marcos is Diverse and Inclusive I love living in San Marcos because because I like to float the river and be close to all you can eat sushi		Housing policy should be inclusive		More diverse housing				
In the future, I hope housing in San Marcos is ... affordable for our families so everyone can enjoy our beautiful community		affordable to current families						
A happy and healthy neighborhood / city is ... One where residents own their homes and condos and actively participate in keeping their neighborhood healthy by volunteering to help those in the neighborhood who become in need of assistance, marketing their neighborhood, and modeling their pride.		More Homeownership						
I hope we don't water down code / ordinances just to incentivize developers (eg. variances on drainage, codes, and flood control) / I hope we don't spend tax dollars on subsidizing home purchases. If you can't afford it, find somewhere else. That's just economics.				Don't incentivize developers	Tax dollars should not be sent on subsidies			
I chose my current home/apartment because... it's in a highly sought community with appreciating values and has sweet neighbors who maintain their property / home.								
I think housing should be ... accessible to all income groups and communities / close to essential amenities / an issue with extensive community outreach / diverse and varied.		accessible to all income groups	Close to amenities	diverse and varied housing				
Some housing challenges I've experienced are ... lost bid to an investor with bid substantially over the asking price						Investors buying homes before homeowners		
Some housing challenge I've experienced are ... I'd like to buy a home to live in permanently with my family, but it is difficult to compete with investors who buy the homes to rent out. I'm planning to try again next year.						Competition from investors		
A Happy Health Neighborhood is .. Living in a home that is comfortable, safe and community - centered								
Some housing challenges I've experienced are ... giving out social security number to apply for an apartment then became the victim of identity theft. Flooded twice in 2015								Flooding
Some housing challenges I've experienced are ... need housing for the elderly and more accessible housing		elderly on fixed incomes / accessible housing						
In the future, I hope housing in San Marcos is ... We need more housing for people				More housing to keep up with growth				
Some housing challenges I've experienced are ... finding low income housing not geared towards students / finding housing or programs geared towards people with problem rental histories / lack of "open" programs for lower income families / lack of programs for individuals with low income but no young children in the 'house"		low cost housing not geared towards students			Need more programs or low income families / and people with no children in the home.	assistance for people with problem rental histories		

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I love living in San Marcos because... it feels like home. San Marcos is like no other city I've ever been to. The people are welcoming, the river brings people together.								
I think housing should be ... affordable for everyone. That rent and property taxes reflect the true wages that people are making. That all housing shouldn't be only for high end earners but for regular 9 to 5, 40 hr. / week workers.		Housing for all						
In the future, I hope housing in San Marcos is for homeless people								Assistance to homeless
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						Need a housing plan with community input
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				
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	Safe streets					
Some housing challenges I've experienced are lack of traditional apartment housing				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 Aquarena								
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 meet. 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				

Community Comments & Feedback

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Complete Comment written by citizen	Infill Housing	Meeting Housing Needs	Transportation	More Housing / Density / Diversity	Subsidized Housing / Partnerships	Tenants Rights	Event Feedback	Other
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 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				
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		Add housing based on community needs not desires of homeowners						
I think housing should be market driven				Less restrictions on adding more housing				
I found a rental property for \$750 a month. We have previously rented from them and because we were good tenants they gave us a good price; instead of \$950 a month. Good neighbors 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						
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.				multi-generational living				
I think housing should be an affordable right with diverse neighborhoods		Housing is a right		Diversity				
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		Creative housing types to grow into				
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						
I love living in San Marcos because a river runs through it and San Martians are devoted to keeping it flowing								The people and the location
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				

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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						
Some housing challenges that Ive experiennced 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 challenges that Ive experineced are as an agent, I have had difficulties serving the needs of low to middle class incime 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.								Growth?
I think that housing should be affordable, well maintained, but mostly safe for all residents		Housing for all						
I love living in San Marcos becasue 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 acceptig of diversity and eccentricity instead of foked conformity.				diversity				
Some housing challenges ive experineced are students from texas state have the best housing					money should be spent on locals not students- too much student housing			
I think housing should be affordable for teachers		Housing for all						
I chose my apartment becasue I am new to san Marcos too expensive to live here		affordability						
Some housing challenges ive experineced are too expensive		affordability						
I love living in san marcos because the trails and the river								activities
Some housing challenges ive experienced are safety and afforability		safety and affordability						
I think housing should be more affordable		afforability						

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<p>"Comment added on behalf of a citizen: 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.</p> <p>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."</p>				more diverse housing				environmental sustainability	start of SHAP Comments	
<p>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.</p>		providing housing that meets the needs of major employers								
<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>			Link between housing and transportation costs.							

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<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>		<p>Instead of focusing on "low-cost housing" emphasize quality, safety and a reasonable expectation of adequate living space per occupant.</p>						
								Utilize cost per bedroom as a metric for the rental market.
								No diverse housing types in neighborhoods, student or otherwise.

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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.								No infill housing in neighborhoods
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 tiny homes
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						
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 accomodate growth sustainable, 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)			

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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			
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 the new developments to have a certain percentage of affordable housing? Oops, forgot that one or afraid to push? 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 you "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.							not in favor of "by-right" zoning	
How can previously negotiated and zoned PDDs contribute to this goal? Per the zoning map, PDDs comprise a fair amount of residential land within San Marcos' city limits and it seems unreasonable that they not be included in strategies that encourage incremental neighborhood adaptation for diversity, vibrancy, housing options, etc.								Include previously negotiated PDDs into conversation?
Speaking as a homeowner who lives next to a small scale development, my issue with this is that while increasing units, it's also increased the rental price. I'd be much more okay with more density in neighborhoods if it created more affordable housing for local families, but that's not what I see happening practically. The house (renter occupied) next to ours was purchased by an LLC and demolished and a massive two sorry duplex was erected only five feet from our property line. Each side has three bedrooms and bathrooms which would be ideal for families! However, the rent is so exorbitantly high that no families can afford to live there and it's instead occupied by 3-5 individuals on each side. My concern with changing code for increased density then you allow developers to continue to drive the cost of rent upward for more units, rather than increasing affordable housing diversity.				OK with density if it is for families				
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".		promote homeownership						

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<p>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 are 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.</p>								Remove strategy D
<p>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.</p>								No city-initiated zoning
<p>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.</p>			Recommend housing in areas accessible to alternative transity	Housing in intensity zones with close proximity to job centers				
<p>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. Gillifan's farm? No? Oh, well, looks like you're not walking the talk again.</p>								Not in favor of city-initiated zoning
<p>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.</p>			Not in support of parking incentives with regards to incentivizing housing					

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<p>Page 46. I am in complete disagreement with Strategy F, and I request that P&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 all types 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> <p>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)</p> <p>b) desires and needs of existing residents (contrary to statements in this document, we do have rights, too),</p> <p>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.)</p> <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>				potentially in support of housing in intensity zone? (Thorpe Lane)				
<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>								No housing in neighborhoods.
<p>What will happen to comments submitted in this manner? Will they be reviewed by P&Z Commission and City Council?</p>								General
<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>				diverse housing				

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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) 2. Government subsidized development for special needs / short term emergencies 3. Develop Urban fringe and limited density close in (restricted occupancy and building size 4. Inclusionary zoning - require developer to sell or rent 10 - 20% of units @ below market price. 5. Decrease infill development costs like permit fees etc..	decrease infill development costs	inclusionary zoning			incentives			
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!								Not in support of Action Plan
There is not place on this form to write that someone opposes a concept vs. thinking it is "not important" 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! 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 SMTX. Lying is not OK!				city-initiated zoning could be high intensity areas, but generally against any city initiated zoning.				
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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<p>1. San marcos needs a tenants council located here in town, instead of just being under the aegis of the Austin Council. This supports Strategy A.</p> <p>2. I am really in favor of the rental registry, also in Strategy A. It should be mandatory.</p> <p>3. End Occupancy restrictions. They are enforced erratically, and prevent people from co-habiting to save on rent. For houses which have disruptive parties and noise violations, code enforcement plus owner-sanctions via the rental registry are the appropriate means of redress, not occupancy restrictions.</p> <p>4. zoning modifications: Add a zoning designation of "family oriented multi-family" which can be seen as a companion designation to purpose built student housing. It should include: playground, free wi-fi, tie in with local social programs and providers. Ideally these could come about as part of strategy C, but having an official designation would be a helpful step.</p> <p>5. Strategies A and C are the best and I hope they are significantly funded.</p> <p>6. The metrics for the six strategies are excellent, but we need predictions and estimates that will numerically quantify and connect those metrics with the major categories in the needs assessment. City Council needs an anchor for each item so that they can say "funding X at this level should result in Y more apartments available for people earning <25k, Z more houses < 200k, and W people with less cost burden.</p> <p>Overall: These documents are really well done! Thank you for all your hard work!!</p>		end occupancy restrictions and add a new district for family oriented multi-family		family-oriented multifamily		san marcos needs a tenants council		
							thank you	
Thank you for all your hard work! I know it takes many hours!								
		make texas state accountable in housing it's students and preserve city character						
A Strategic Housing Action Plan should be adopted because Make Texas State accountable for housing its students; preserve city character.								
A Strategic Housing Action Plan should be adopted because is is so important!								importance
Texas State owns over 7 square miles of land. They owe their student on-campus housing instead of competing with San Marcos permanent residents.		housing students						
A Strategic Housing Action Plan should be adopted because We have a major problem on the verge of becoming a crisis								importance
Thank You!! Would still encourage more focus / education within the presentation on the "WHY" housing has become unaffordable (i.e added demand > added supply) and (Construction Cost growth > Inflation) Need more quality job growth. It is very hard to provide any new housing for \$75,000 / unit which is the rough cost a 25k income could afford.								need to focus on education and why housing has become unaffordable
A Strategic Housing Action Plan should not be adopted because Save Existing Neighborhoods! Beware of community Infill.	Against community infill							
Don't lose sight of our historic flavor, and the importance of established neighborhoods. Shoeboxes in the middle of downtown for the sake of low income housing is bad. For one thing density does not equal affordability!!!! Why can't multi-story affordable housing be built where existing projects are? (Allenwood etc..) Why allow any more big complexes in the middle of downtown, which is irreplaceable?								density does not equal affordability
A Strategic Housing Action Plan should be adopted because I am a single mother with living situations due to availability.		meeting housing needs						
How can finding a home be more affordable.								general question

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		
Complete Comment written by citizen	Infill Housing	Meeting Housing Needs	Transportation	More Housing / Density / Diversity	Subsidized Housing / Partnerships	Tenants Rights	Event Feedback	Other		
A Strategic Housing Action Plan should be adopted because the places to live are mainly for college students.		need to meet needs of current residents								
For reasons stated above. Growth is inevitable for this area.								growth is inevitable		
A Strategic Housing Action Plan should be adopted because is probably needed in all cities								needed		
Total	7	80	18	34	17	9	10	50		225