



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes City Council

Tuesday, June 5, 2018

3:30 PM

City Hall Conference Room

630 E. Hopkins - Work Session

I. Call To Order

With a quorum present, the work session meeting of the San Marcos City Council was called to order by Mayor Thomaides at 3:30 p.m. Tuesday, June 5, 2018 in the City Hall Conference Room, 630 E. Hopkins, San Marcos, Texas 78666.

II. Roll Call

Council Member Derrick arrived after roll call at 3:45 p.m.

Present: 7 - Mayor Pro Tem Lisa Prewitt, Council Member Saul Gonzales, Deputy Mayor Pro Tem Scott Gregson, Council Member Melissa Derrick, Council Member Jane Hughson, Mayor John Thomaides and Council Member Ed Mihalkanin

PRESENTATIONS

1. Receive a presentation and provide direction to staff regarding the workforce housing strategic initiative.

Bert Lumbreras, City Manager introduced the staff that will be presenting this evening.

Abigail Gillfillan, Planning Manager, provided a presentation regarding workforce housing. The purpose of this presentation is to discuss the strategies proposed to achieve the major outcomes identified in the City's strategic initiative for workforce housing. The three outcomes of this initiative include:

1. **Increase rates of home ownership**

Development regulations: code plays important role, the types, where they are added, we need to closely monitor new home starts and make sure we add to our housing needs as a community.

Housing Study: will provide insights into the housing market and target programs and regulations for greatest impact. This will allow us to target the proper needs. A RFP will be created for a consultant.

Housing Programs: use local and federal funding sources to build homes, support affordable housing builders, support potential home owners, and set aside land for affordable home ownership

2. Building a Task Force: collaborate with government and education agencies, major employers, development community, service providers, banking community

3. Maintain Existing Housing Stock in Safe Conditions: enforcement of unsafe rental conditions, housing rehabilitation programs (current housing rehabilitation programs are funded by the CDBG and CDBG-DR.

Next Ms. Gillfillan discussed the upcoming policy decisions related to workforce housing which include:

1. Defining Workforce Housing in the form of an amendment to policy, which will be placed on the June 19th City Council agenda.

2. Low Income House Tax Credit Policy to consider amending the policy at the June 19th Council Meeting to allow all application for new projects and include more rigorous criteria.

3. Homebuyer Program as part of the FY 2019 Budget Process and consider a modification to the program to provide additional funds for household earning up to 140% AMI.

4. Housing Study RFP to come before Council at the August 2018 meeting to be funded from CDBG-DR planning money funding.

5. Application for HOME which is a requirement for matching funds. This will be brought before Council at the August 2018 meeting.

6. Housing Trust Fund - FY19 Budget Process, set aside money for workforce housing programs such as land acquisition, matching funds, HOME matching funds, other programs identified by task force

7. Developer Incentive Package to utilize recommendations by the workforce task force to attract housing developers.

8. Rental Registration Committee - Committee to determine the best approach to managing high number of properties in San Marcos to ensure safe

conditions for occupants

Council directed Staff to include mixed income in all of our housing and make sure this is within the policy. We can pull from the Land Development Code that was just adopted when creating the policy. This will be brought before Council in December.

Council has requested the meetings with the Rental Registration Committee be scheduled soon.

EXECUTIVE SESSION

2. Executive Session in accordance with Section §551.074 of the Texas Government Code: Personnel Matters - to discuss and provide Annual Appointee Evaluations to the City Attorney and the City Manager.

A motion was made by Council Member Hughson, seconded by Deputy Mayor Pro Tem Gregson to enter executive session at 4:35 p.m. The motion carried by the following vote:

For: 7 - Mayor Pro Tem Prewitt, Council Member Gonzales, Deputy Mayor Pro Tem Gregson, Council Member Derrick, Council Member Hughson, Mayor Thomaides and Council Member Mihalkanin

Against: 0

III. Adjournment.

The City Council reconvened into Open Session at 6:00 p.m. Mayor Thomaides then adjourned the Work Session meeting of the San Marcos City Council at 6:00 p.m.

Tammy K. Cook, TRMC, Deputy City Clerk

John Thomaides, Mayor