

Meeting Agenda

San Marcos Workforce Housing Task Force Small Working Group – Meeting #2: Long Term Affordability

**Wednesday, February 27, 2019 – 11:00 a.m.
2nd Floor Municipal Building 630 E Hopkins Street**

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

- I. Meeting Opener (5 min)**
- II. Housing Study Brief (20 min)**
Outcome: Review preliminary Housing Study results and gain a better understanding of the dynamics impacting our City.
- III. Discuss Housing Studies + Strategies (20 min)**
Outcome: Provide feedback on how the study relates to the working group's identified strategy and modify as necessary.
- IV. Strategy: Case Study + Identify Successes (20 - 40 min)**
Outcome: Identify Strategy successes, partnerships, resources, and funding sources

**This part of the agenda will enable the Working Group to answer the question:
“What does success look like, if we were to achieve our goal of developing Long Term
Housing Affordability tools?”**

- V. 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

Small Working Group – Long Term Affordability

San Marcos Workforce Housing Task Force

Wednesday, February 27, 2019 – 11:00 a.m.

630 E Hopkins Street, 2nd Floor Municipal Building

Meeting Purpose: Gather for the 2nd time as a Working Group and begin to explore potential actions needed to accomplish the STRATEGY that was developed at Work Group Meeting #1 (Long Term Affordability)

Group Developed Strategy:

“Focus on projects that create, preserve and extend long term affordability and individual wealth creation.”

I. Meeting Opener:

Albert Sierra, Roland Saucedo, and Gloria Salazar were in attendance.

4 Work Group Members were not able to join us.

CoSM Staff: Abigail Gillfillan, Stacy Brown, Chris Sanchez

We began by doing a quick Re-Cap of Work Group Meeting #1 (Long Term Affordability)

At the Past Meeting:

- The title of the Final Work Product was amended, and a subtitle was suggested, added.
- 4 of the Strategies were condensed and restated into 1 single Strategy, as stated above.

II. Housing Data Brief:

The members present at this Work Group, had already been provided the Data Brief and Housing Study Information, therefore, they asked to skip this section of the presentation.

III. Discuss Housing Studies + Strategies

The members of the Work Group confirmed that the identified strategy remains relevant and aligns with the information presented in the housing data brief.

IV. Case Study Review:

CoSM Housing Coordinator, Chris Sanchez, facilitated the Work Group Meeting. Two specific Case Studies were presented and discussed.

1. The Guadalupe Neighborhood Development Corp. in Austin, TX – an example of a Community Land Trust operating in central Texas.
2. The Houston, TX Land Bank – an example of a Municipal Government Agency taking the lead in establishing a city wide Land Bank.

Discussion followed and the Working Group provided feedback on the Partnerships / Resources / Funding Sources that will be necessary, if similar initiatives are pursued in the City of San Marcos. The working group engaged in an exercise called, “What does success look like?”. Members were able to share ideas and thoughts regarding the creation of either a Land Bank and/or Community Land Trust. (See Attachment)

NOTE: We also discussed briefly, other traditional shared equity programs – for example, a new Homebuyer agrees to relinquish some of their earned equity over time, in exchange for down payment assistance funds.

V. Next Steps:

The working group members were informed that the next meeting of the entire Housing Task Force, will be held on Thursday, March 14, 2019.

Staff will present the Task Force with Action Statements that align with the identified successes for each strategy. The Housing Task Force will then, prioritize these action items during the next Housing Task Force Meeting.

NEXT Housing Task Force Meeting:

March 14, 2019

12:00pm – 2:00pm

San Marcos Rec Hall

216 – 298 Jowers Access Road

LONG TERM
AFFORDABILITY

STRATEGY

Focus ON programs
that create, preserve
and extend Long term
affordability and
INDIVIDUAL WEALTH CREATION



WHAT DOES SUCCESS LOOK LIKE?

Goal Yr 1 = Partners + Entity Established

540 - PH CAPACITY
Sec 8 Vouchers
MOST Need 1 1/2 BR Units

Fair Clotk Act 1988

Resources -
Habitat For Humanity
TX State College of Const
Camp Casey
Smith's Building Trades
McCoy's
Speckman
Gardner

Partnerships
Smith's
Hwy's company
TX State

Need Community Advisory Group -
to prevent distrust + greater transparency

Community Lead Role
Habitat for Humanity
Housing Authority
Appraisal District

Getting started:
Grounded Network Solutions
UT LAW Clinic

PARTNERS

HABITAT
SMPHA

Southern
CAA

RESOURCES

GARY Job Corp.
McLoy's Const. Collg
(TX State Univ)
Blod Trappes high School

FUNDING SOURCES

CDBG - RENT ONLY
Closing Cost - Donated @ closing

Long Term Housing Affordability

LONG TERM HOUSING AFFORDABILITY

Working Group Meeting #2

Workforce Housing Task Force

February 27, 2019

Meeting Agenda

1. **Meeting Opener (5 min)**
2. **Housing Data Brief (20 min)**
3. **Discuss Housing Studies + Strategies (20 min)**
4. **Strategy 1: Case Study + Identify Successes (20 min)**
5. **Strategy 2: Case Study + Identify Successes (20 min)**
6. **Next Steps (5 min)**



Data Brief

Permit Data and
Housing Study Summary



COSM Permit Data: 2008 - 2018

2,500

Multi Family Units

Under Construction or in the permitting stages

7

Single Family Subdivisions

Currently Building Out

8,560

Total Units

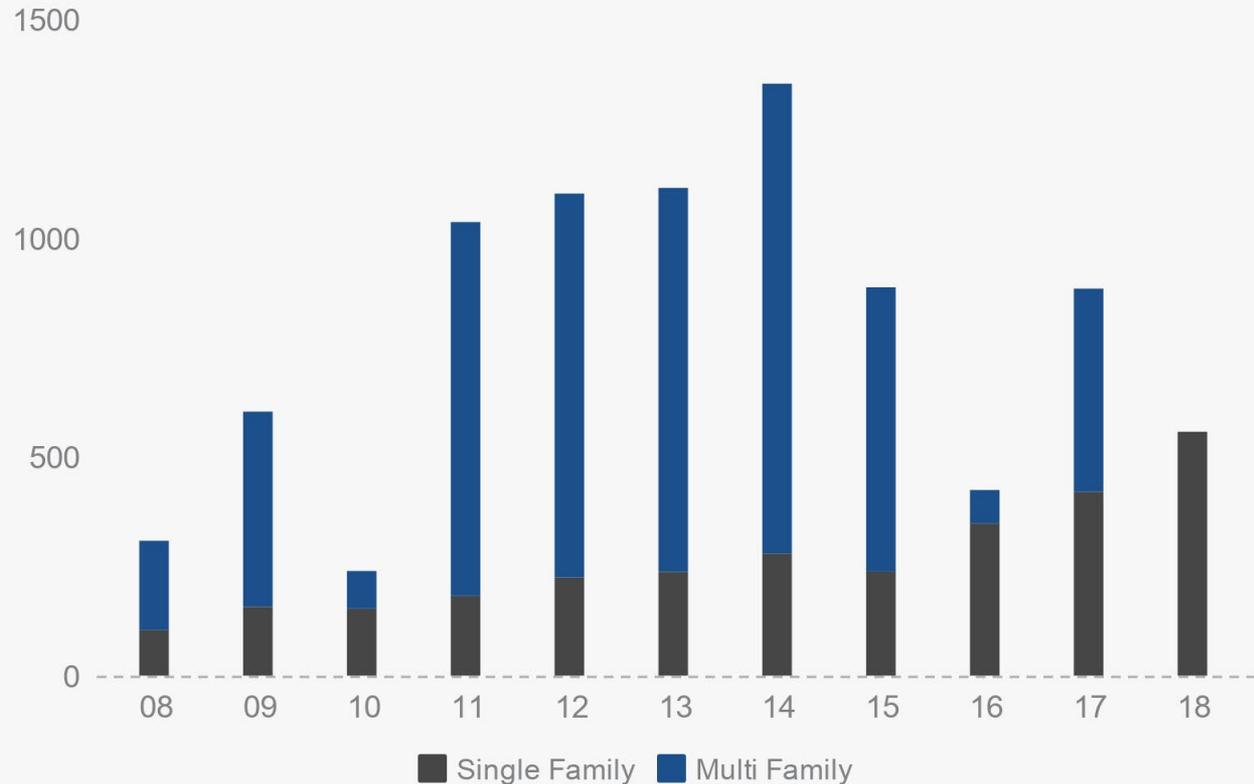
Constructed from 2008 - 2018

34%

Single Family

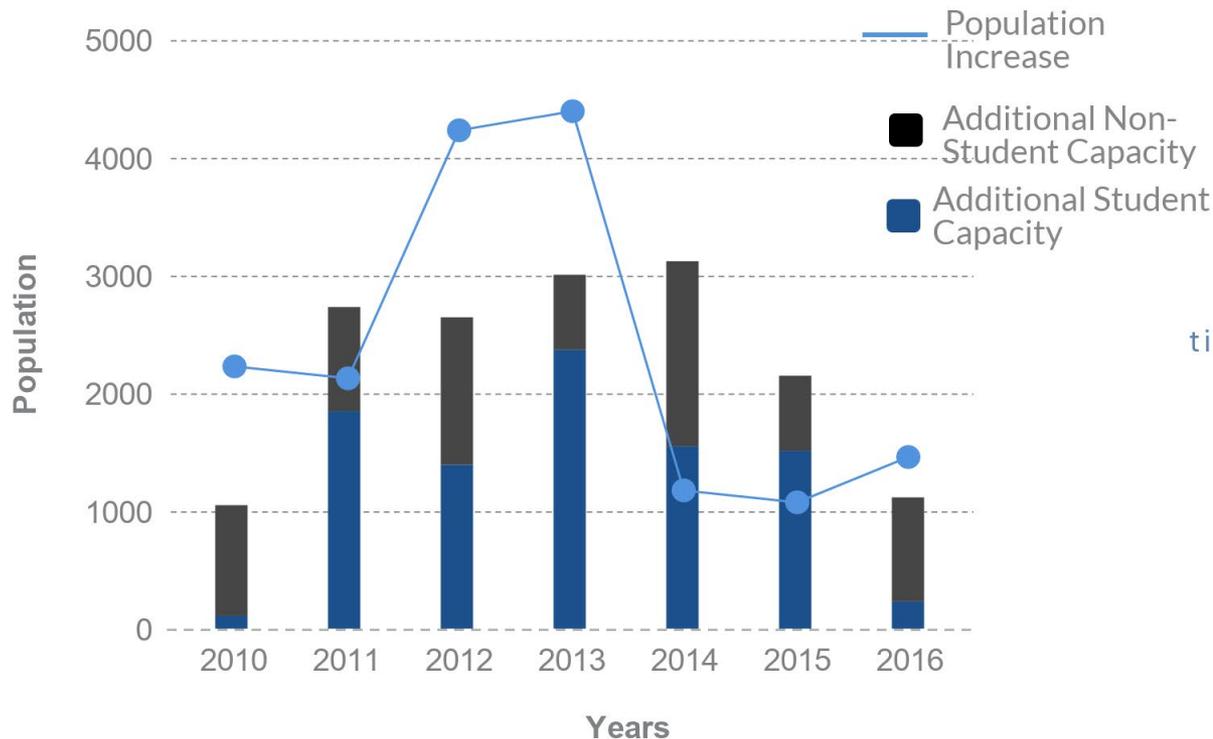
Percentage of total units that were single family 2008 - 2018

Residential Units Added by Type 2008 - 2018



COSM Permit Data: Population Capacity

Comparing the Increase in Population with the Increase in Residential Capacity 2010 to 2016



17,826

Population Increase
between 2010 and 2016
Based on US Census

15,805

Residential Capacity
between 2010 and 2016
Based on # of units added
times average people per unit.

2,021

Population Gap
Difference between the
population capacity and
actual population growth

57%

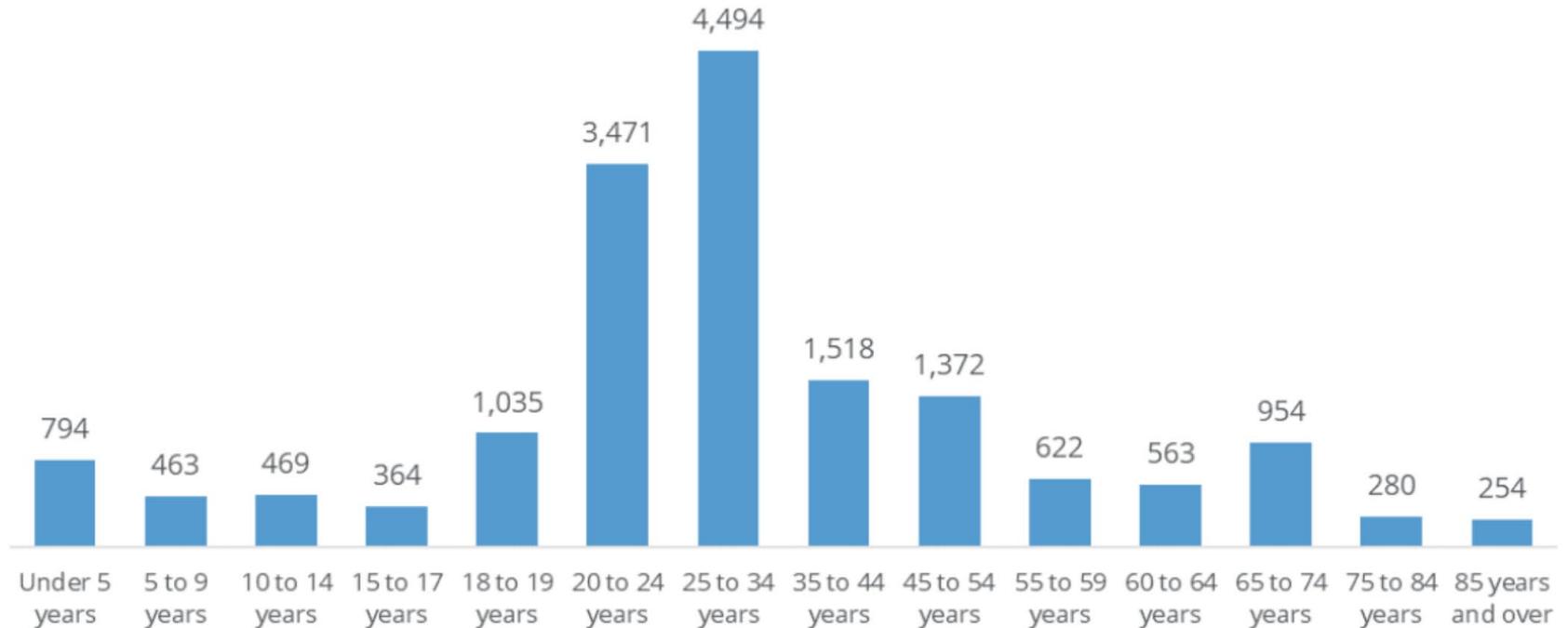
Purpose Built Student Housing

Percentage of Population capacity
attributed to student housing

Housing Study Key Take-Aways

Figure I-4.

Change in Population by Age, San Marcos, 2010 to 2017

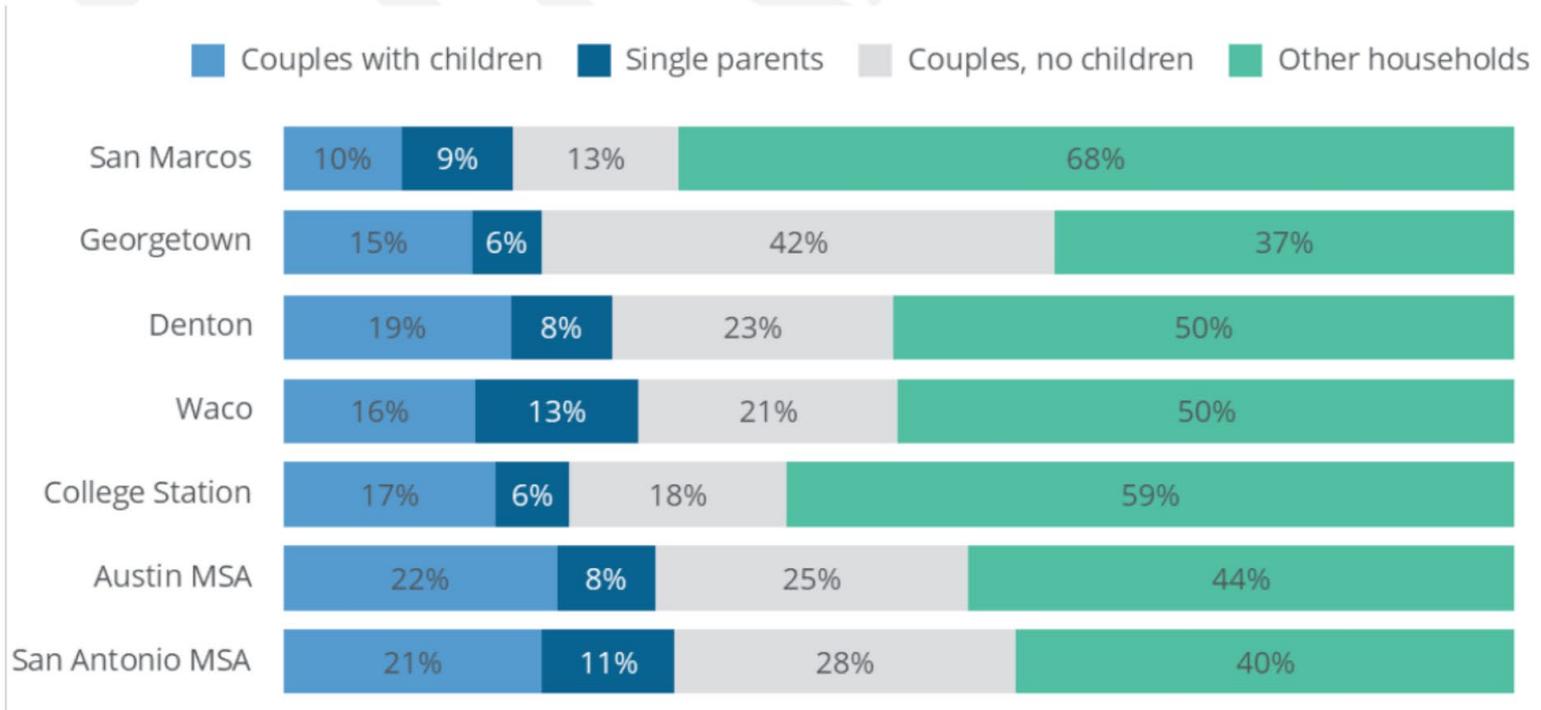


Source: 2010 U.S. Census, 2017 5-year ACS, and Root Policy Research.

Demonstrates the impact of Texas State University drawing in college-aged adults and San Marcos retaining a portion of graduates.

Housing Study Key Take-Aways

Figure I-8.
Household Composition by Place, 2017



Household Composition is most similar to other towns hosting a major university.

Housing Study Key Take-Aways

Median Household Income has stagnated since 2000 when it was \$25,809, as the 2017 median household income corresponds to \$24,152 in 2000 dollars

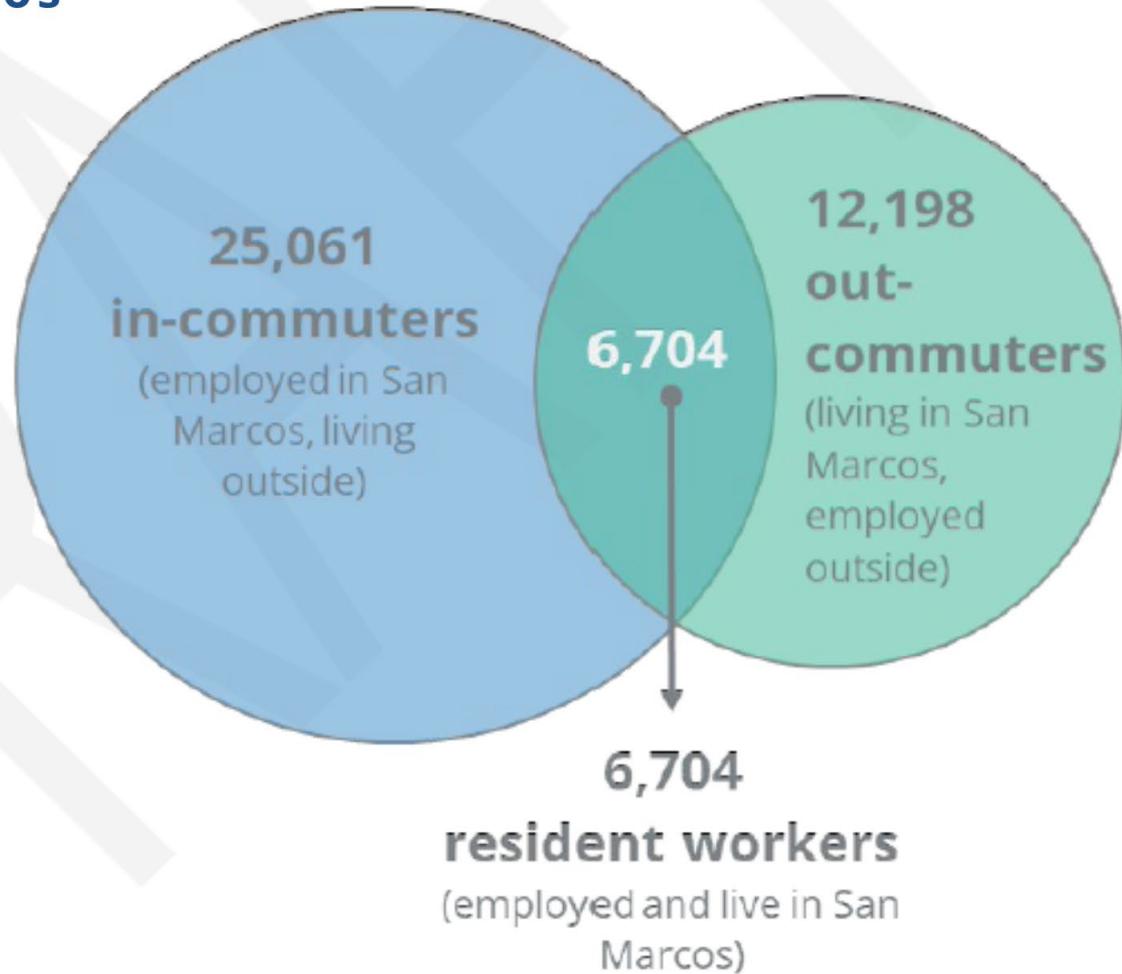
Figure I-11.

Poverty Rate and Adjusted Poverty Rate (excl. college and graduate students), San Marcos and Comparison Communities, 2017

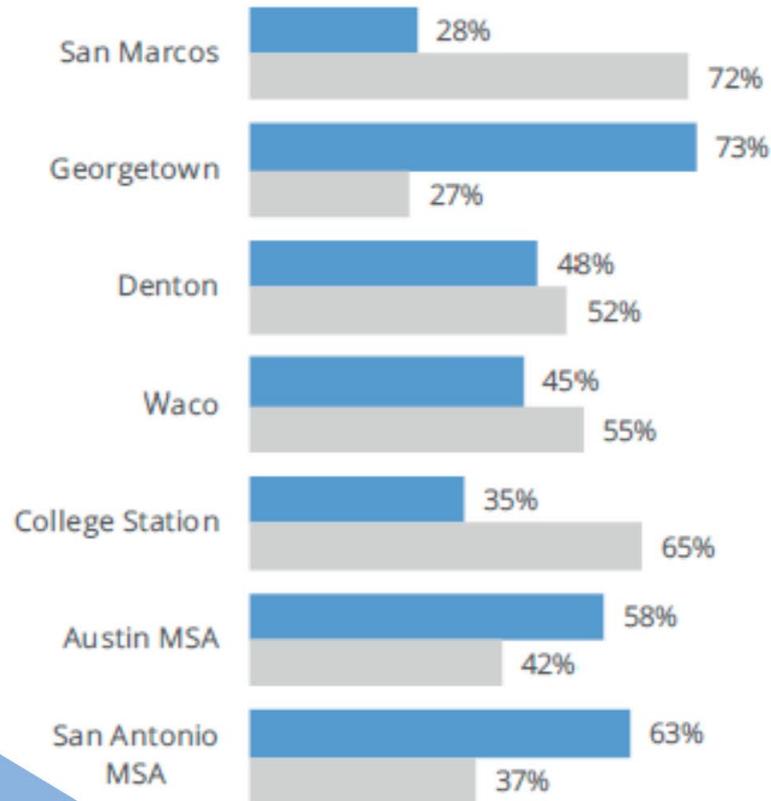
	Total Population for Poverty Calculation	Poverty Rate (All People)	Poverty Rate Excluding College and Grad Students	Difference in Poverty Rate
San Marcos	51,831	35%	19%	-16%
Georgetown	59,675	8%	7%	-1%
Denton	115,874	19%	12%	-7%
Waco	117,937	26%	20%	-6%
College Station	92,454	32%	10%	-22%
Austin MSA	1,881,635	12%	10%	-2%
San Antonio MSA	2,236,001	15%	14%	-1%
Texas	25,642,744	16%	14%	-1%

Housing Study Key Take-Aways

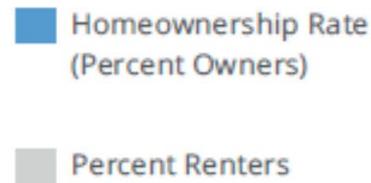
64% of San Marcos residents are out-commuters and 36% live AND work in San Marcos



Housing Study Key Take-Aways



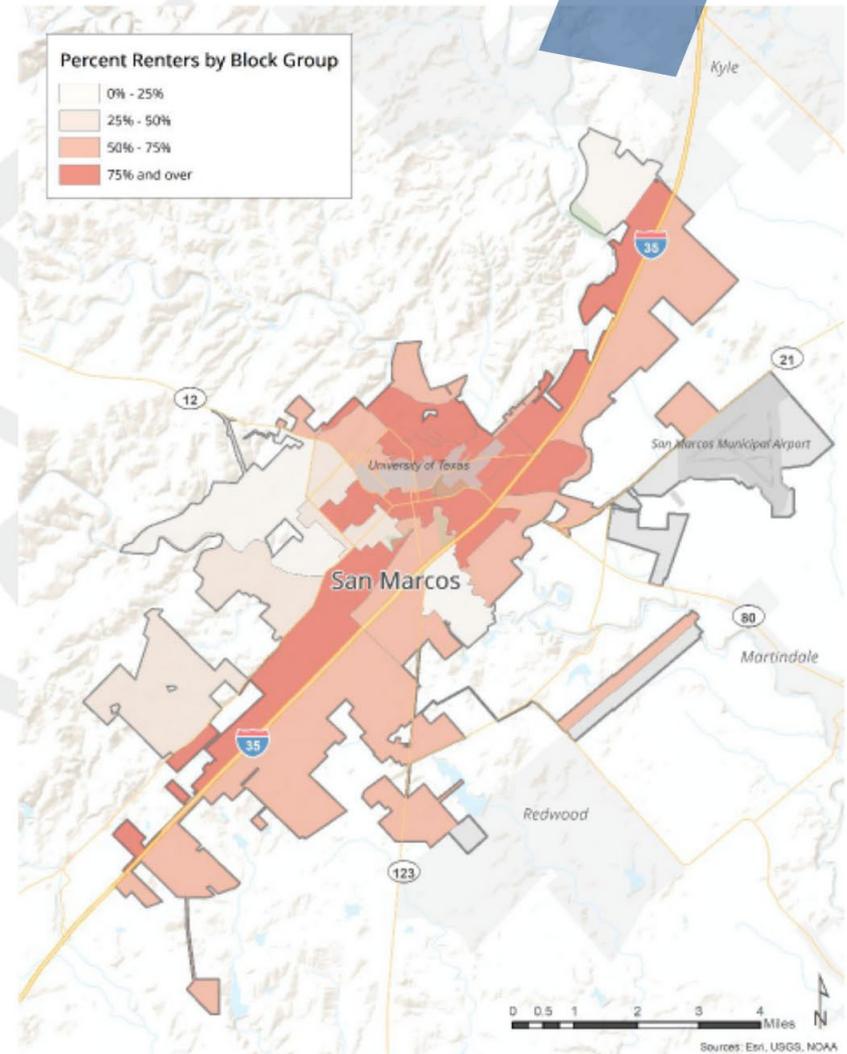
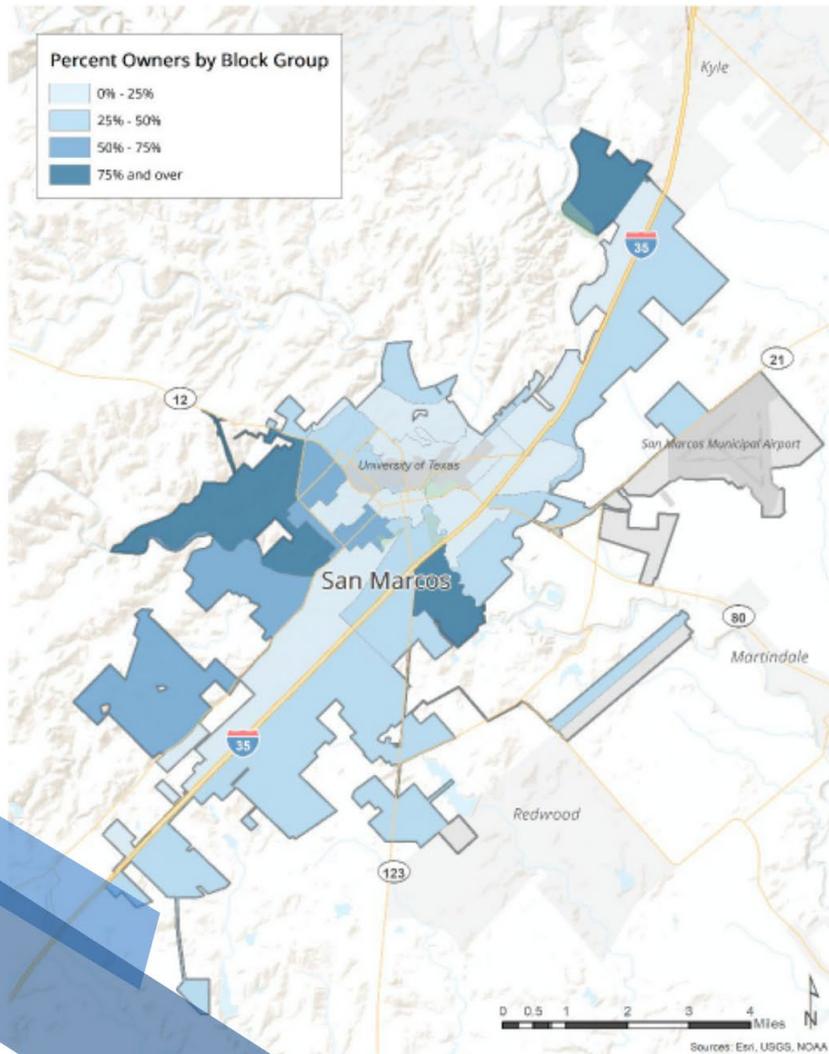
When considering only householders that are 25 years old or older, the homeownership rate jumps to 40 percent.



Housing Study Key Take-Aways

Figure II-9.

Proportion of Homeowners and Renters by Census Block Group, San Marcos, 2017



Housing Study Key Take-Aways

Figure II-22.

Gaps in Rental Market, City of San Marcos, 2017

Renter Incomes	Maximum Rent + Utilities per Month	Renter Households		Rental Units		Gap
		Number	Percent	Number	Percent	
Less than \$5,000	\$125	2,045	13%	49	0%	(1,996)
\$5,000-\$9,999	\$250	1,187	7%	68	0%	(1,119)
\$10,000-\$14,999	\$375	1,496	9%	212	1%	(1,285)
\$15,000-\$19,999	\$500	1,264	8%	297	2%	(968)
\$20,000-\$24,999	\$625	1,498	9%	916	6%	(583)
\$25,000-\$34,999	\$875	2,445	15%	4,163	26%	1,718
\$35,000-\$49,999	\$1,250	2,555	16%	6,354	40%	3,799
\$50,000-\$74,999	\$1,875	2,013	12%	2,660	17%	647
\$75,000-\$99,999	\$2,500	944	6%	1,123	7%	179
\$100,000+	\$2,500+	809	5%	44	0%	(765)
<i>Total/Low Income Gap</i>		16,256	100%	15,884	100%	(5,950)

In 2000 the Gap was 2,903 due to losses in affordable rentals and an increase of 1,500 households earning less than \$20,000.

Housing Study Key Take-Aways

Market Options for Renters Wanting to Buy, City of San Marcos, 2017

Income Range	Max Affordable Home Price	Renters		Listed/Sold (2017-2018)		Renter Purchase Gap	Cumulative Gap excluding <\$25,000	Pct of Homes that are Attached
		Num.	Pct.	Num.	Pct.			
Less than \$25,000	\$ 80,192	7,490	46%	4	0%	-46%	n/a	0%
\$25,000 to \$34,999	\$ 112,271	2,445	15%	16	1%	-14%	-14%	33%
\$35,000 to \$49,999	\$ 160,388	2,555	16%	74	5%	-11%	-25%	23%
\$50,000 to \$74,999	\$ 240,584	2,013	12%	524	34%	21%	-3%	1%
\$75,000 to \$99,999	\$ 320,779	944	6%	521	34%	28%	24%	1%
\$100,000 to \$149,999	\$ 481,171	654	4%	287	19%	15%	39%	2%
\$150,000 or more	\$481,172+	155	1%	121	8%	7%	46%	3%
<i>Total/Gap Below \$50,000</i>		16,256	100%	1,547	100%	-71%		

Housing Study Key Take-Aways

Affordability for Workers by Industry, City of San Marcos, 2017

Industry	Average Annual Wage	Max Affordable Rent	Can Afford Median Rent?	Max Affordable Home Price	Can Afford Median Home Price?	Can Afford Median Home Price with 1.5 earners per household?
Goods Producing (Private)	\$53,612	\$1,340	yes	\$171,978	no	yes
Natural Resources and Mining	\$56,264	\$1,407	yes	\$180,485	no	yes
Construction	\$50,752	\$1,269	yes	\$162,804	no	no
Manufacturing	\$56,680	\$1,417	yes	\$181,820	no	yes
Service Producing (Private)	\$34,216	\$855	no	\$109,759	no	no
Trade, Transportation, and Utilities	\$33,644	\$841	no	\$107,924	no	no
Information	\$56,420	\$1,411	yes	\$180,985	no	yes
Financial Activities	\$54,652	\$1,366	yes	\$175,314	no	yes
Professional and Business Services	\$46,956	\$1,174	yes	\$150,627	no	no
Education and Health Services	\$38,740	\$969	yes	\$124,271	no	no
Leisure and Hospitality	\$16,900	\$423	no	\$54,212	no	no
Other Services	\$35,568	\$889	no	\$114,096	no	no
Total Private Employment	\$37,752	\$944	no	\$121,102	no	no
Total Employment	\$39,572	\$989	yes	\$126,940	no	no

Data Brief: Discussion

Outcome: Ensure strategies reflect data from Housing Study.

Q: Based on the Housing Study, Is our single Strategy still relevant?

Long Term Affordability Strategy:

Focus on Programs that create, preserve and extend long term affordability and individual wealth creation.

Re Visit the Framework

Outcome: understand relationship of goals, strategies, and actions

IMPLEMENTATION FRAMEWORK

GOALS
Description

STRATEGIES
Description

ACTIONS
Description



Note: A colored circle would be added to each strategy to reflect each goal it supports. This graphic still a work in progress and is shown as a draft example.

Strategy:

Focus on Programs that create, preserve and extend long term affordability and individual wealth creation.

Case Study

To be Inserted and Reviewed at the Working Group Meeting

Next Steps

- **Meeting #2: Accomplishments**
- **Action Items: Presented at next Task Force Meeting**

ACTION PLAN

#	ACTION	PRIORITY	DIFFICULTY	LEVEL OF EXPENSE	POTENTIAL PARTNERS	TYPE OF ACTION
1	Action Title. Brief description of the action would go here. It could take a few lines of text, so this is an example.	Low, Medium or High	Low, Medium or High	\$ - \$\$\$	Names of potential partners	Project, program, policy, plan or research
2						
3						
4						

- **Upcoming Housing Task Force Meeting - 3/14/2019**
 - Housing Study Data Brief
 - Review Action Plans, Partnerships, Resources