

**September 26, 2024**  
**Item No. 9.3.**  
**Housing Action Plan Ordinance**

**Sponsor:** David Brower

**Reviewed By CBC:** City Council

**Agenda Caption:** Public Hearing, presentation, discussion, and possible action regarding an ordinance amending the Comprehensive Plan to include the Housing Action Plan as a Master Plan.

**Relationship to Strategic Goals:**

Good Governance, Core Services & Infrastructure, Neighborhood Integrity, Diverse & Growing Economy, Improving Mobility

**Recommendation(s):** Staff recommends approval of the ordinance adopting the amendment to the Comprehensive Plan to include the Housing Action Plan.

**Summary:**

This item will provide City Council with the opportunity to adopt an ordinance to amend the Comprehensive Plan to include the Housing Action Plan.

Staff presented the draft Goals, Strategies, and Actions Report for the Housing Action Plan after giving a brief overview of the Existing Conditions Report and citizen participation efforts at the Planning and Zoning Commission's July 18th meeting and at City Council's August 8<sup>th</sup> meeting.

Changes to the plan were incorporated after direction from the Planning and Zoning Commission and City Council, namely to add language about encouraging and incentivizing the production of housing units. Staff presented the revised plan to the Planning and Zoning Commission at their September 5<sup>th</sup> meeting where the Commission voted unanimously to recommend approval of the Housing Action Plan.

The City of College Station's Housing Action Plan strives to address pressing housing issues and to accomplish housing action items in the City Comprehensive Plan, specifically Action Items 2.3, 3.4, 3.6, and 3.9. The two main overarching goals of the plan are to create and incentivize more housing units of various types to meet growing demand and incentivize the production and preservation of housing that is affordable to community members.

The 13-member Housing Action Plan Steering Committee has worked with City Staff to advise and make recommendations for a plan that reflects the community's vision for housing action and initiatives. Plan development included extensive research, public outreach, and stakeholder engagement.

**Budget & Financial Summary:** N/A

**Attachments:**

1. Housing-Action-Plan
2. Ordinance



CITY OF COLLEGE STATION  
*Home of Texas A&M University®*

# HOUSING ACTION PLAN

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# INTRODUCTION

## Housing opportunity and affordability are pressing national and local issues.

Harvard University’s Joint Center for Housing Studies paints a broad picture of the state of US housing markets in their publication “The State of the Nation’s Housing 2023” - <https://www.jchs.harvard.edu/state-nations-housing-2023>

The report highlights renter cost burdens reaching record levels, increasingly high incomes being needed to purchase homes, a general decline of low-cost rentals, and the number of homes for sale being at historic lows. Demographic trends and market shifts fueled by the pandemic combined with a housing shortage and a spike in interest rates have led to a rapid increase in housing costs – one that incomes have not kept up with.

These housing trends are evident in College Station and the entire Brazos Valley region. The City addresses the issues of housing opportunity and affordability primarily through two planning documents:

- **The 5 Year Consolidated Plan** – Required by the Department of Housing and Urban Development to receive federal Community Development Block Grant (CDBG) and Home Investment Partnership Grant (HOME) funds. This Plan assesses the City’s affordable housing and community development needs to make market and data driven decisions on how to invest CDBG and HOME funds. The 2020-2024 Consolidated Plan can be viewed [here](#).

- **The City's Comprehensive Plan** - Establishes a long-range vision for College Station's growth and development, housing, mobility, parks, the environment, economic development, city-provided infrastructure and services, and other related topics. This plan acts as a guidebook for decision-makers and is implemented over time through ordinances, infrastructure improvements, and other public and private development decisions. The City's Comprehensive Plan can be viewed [here](#).

The Goal of the College Station Housing Action Plan is to investigate available tools to create or incentivize affordable housing opportunities for residents. The plan will support the impactful implementation of housing goals in the City's Comprehensive Plan, specifically the following four Strategic Actions:

- **Action 2.3** – Create incentives and programs to revitalize existing areas and established neighborhoods. This could include façade or landscaping improvement programs or rehabilitation initiatives. New programs should align with and complement existing City efforts through the Neighborhood Partnership Program, Neighborhood Grant Program, and proposed property maintenance programming.



- **Action 3.4** – Expand affordable housing and workforce housing. Continue to support efforts, programs, and incentives aimed at developing affordable housing stock and assisting low- and moderate-income citizens to secure affordable homeownership and/or rental opportunities. Potential actions may include regulatory provisions such as:
  - Development standards that reduce barriers for affordable and diverse housing types.
  - Pre-approved building plans or pattern books for target locations.
  - Incentives such as density bonuses or more flexible standards, or
  - A workforce housing capital pool where a public entity establishes a fund that is used for various types of affordable housing initiatives.
- **Action 3.6** - Develop and refine data monitoring processes to analyze housing trends and define a strategic set of actions to address housing affordability, diversity, and gentrification. Consider existing market data, best practices, and existing regulations and incentives.
- **Action 3.9** – Continue partnering with local nonprofit organizations and area partners to support affordable housing options. Continue partnerships with organizations such as the Brazos County Home Repair Coalition, Bryan/College Station Habitat for Humanity, Brazos Valley Community Action Programs, Elder Aid, Brazos Valley Council of Governments, and housing tax credit developers.



# WHY HOUSING MATTERS

*Housing is key to College Station’s future. Quality affordable housing opportunity is connected to better life outcomes, especially for children, and to economic competitiveness.*

- **Health** - There is strong evidence characterizing housing’s relationship to health. Housing stability, quality, safety, and affordability all affect health outcomes, as do physical and social characteristics of neighborhoods ([Health Affairs Policy Brief](#)).
  - The U.S. Centers for Disease Control and Prevention (CDC) identified housing as an important social determinant of health, highlighting the link between where people live and their health. - <https://health.gov/healthypeople/priority-areas/social-determinants-health>
  - Robert Wood Johnson Foundation Issue Brief on [Housing and Health](#),
  - Habitat for Humanity International – [“How does housing impact health?”](#)
  - Brookings Institute Report – [Housing as a Hub for Health, Community Services, and Upward Mobility](#). States that housing is important as a “hub” for well-being.

- **Opportunity/Upward Mobility** – Housing is a platform for opportunity and upward mobility.
  - Urban Institute brief focusing on evidence of relationship between housing and upward mobility. [Why Housing Matters for Upward Mobility](#).
  - [Opportunity Atlas](#) mapping tool. Shows which neighborhoods in America offer children the best chance to rise out of poverty. One [key finding](#) is that growing up in a higher-mobility area has a causal effect on children’s outcomes in adulthood, in proportion to childhood exposure.
  - Penn Institute for Urban Research [Opportunity and Housing Access](#).



- **Economy** – The existence of housing affordable to a range of households is key to economic growth. Businesses need a diversity of workers to thrive and grow; and those workers in turn need a range of housing options.
  - National Association of Counties – [Housing as Part of a County's Economic Development Strategy](#). “Having a sufficient supply of housing affordable to households all along the income spectrum is also critical to supporting vibrant and sustainable local economies.”
  - The Urban Institute – [Four Reasons Why Employers Should Care about Housing](#). “Available, affordable housing that fits a range of household types and lifestyles is essential to attracting, retaining, and developing a diverse, productive workforce.”





# COLLEGE STATION EXISTING CONDITIONS REPORT FINDINGS SUMMARY

College Station, home of Texas A&M University, has seen rapid growth since the 1970s and has become a desirable place to live, work, and go to school. Like most cities in the U.S., College Station’s home prices and rents have risen significantly in recent years and the city currently has a shortage of moderately priced housing. Housing costs have risen at a faster pace than incomes resulting in a financial strain for renters and a lack of homeownership opportunities for low- and moderate-income workers. Significant findings of the Existing Conditions Report include the following:

- Most College Station workers live outside the city limits.
- Most units in College Station are single family homes or multifamily apartments. There is a lack of middle housing options like duplexes, condos, and townhomes.
- Population and development predictions project a significant housing supply shortage by 2030.
- 58% of renters and 18% of homeowners with a mortgage in College Station are cost burdened (spending more than 30% of their monthly income on housing costs)
- The 2023 median sales price for a non-new construction home in College Station was \$389,000 – a price that is out of reach for most middle-income families.





# COLLEGE STATION DEMOGRAPHICS & GROWTH

College Station is a unique in many ways. Incorporated in 1938, College Station is relatively young with an older sister city (the City of Bryan) that was incorporated in 1871. While young, the city is home to the oldest public institution of higher education in the state, Texas A&M University (established in 1876). Texas A&M is also the largest university in the nation by enrollment and one of the largest campuses in the country at 5,200 acres. The College Station – Bryan metropolitan statistical area (MSA) serves as the economic and educational hub of the entire Brazos Valley region.

The populations of Bryan and College Station grew at about the same rate until the 1970s, when an influx of students at Texas A&M University (the result of a change in enrollment policies) contributed to accelerated growth. Both College Station and Texas A&M University have grown and changed quickly. In 1970 Texas A&M had a total enrollment of 14,200 students and the City's population was 17,676. Today, Texas A&M enrolls 74,824 students and the population of College Station is 124,326 – a 426% and 603% increase respectively. In 1970 there were just over 4,000 total housing units in College Station, today there are over 48,000 (1970 Census and 2021 ACS 5 Year Estimate).

# Population Growth

<i>College Station and Brazos County Population Growth</i>		
Year	College Station Population	Brazos County Population
1990	52,456	121,862
2000	67,890	154,415
2010	93,857	194,851
2020	120,511	233,849
2022 ACS	124,326	242,014
2030 P&DS Estimate	145,000	

Data: Decennial Census, American Community Survey, College Station P&DS

Looking specifically at the City of College Station and the number of college students living in the city, American Community Survey data estimates that 45,506 residents of College Station are enrolled in college or graduate school (37,541 undergraduates and 7,965 in graduate or professional school) (Source: 2021 ACS 5 Year Estimates). It can be assumed that most of these students are enrolled at Texas A&M University, however; a percentage also are most likely enrolled at Blinn College, the Texas A&M RELIS Campus, or Sam Houston State University.





## Population by Age in College Station 2010 vs. 2020

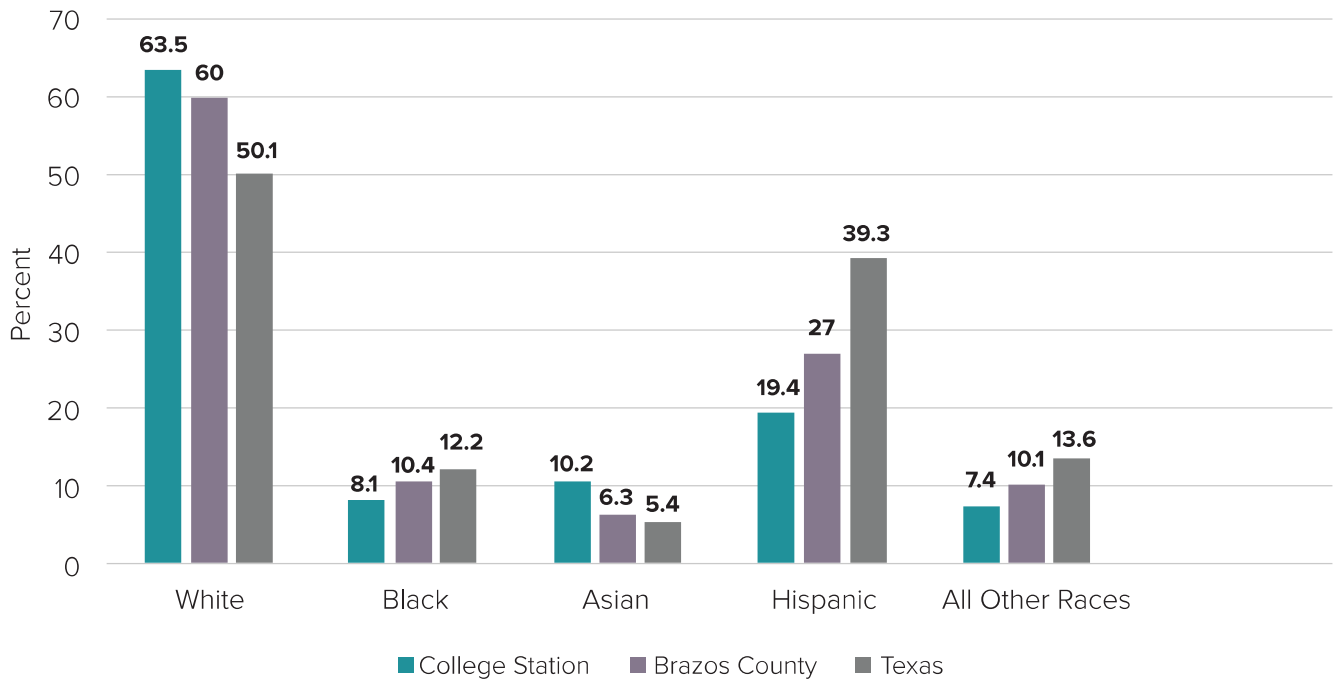
The fastest growing age group in College Station is adults 60 years old and above, with the largest increase in adults between the ages of 65 and 74 years. Texas A&M's influence is evident: in 2020, 29% of the population was between the ages of 20 and 24. This same demographic makes up 7% of the total Texas population.

Age Group	2010	2020	Numerical Change	% Change
85 years and over	471	734	263	55.84
75 to 84 years	1,388	2,469	1,081	77.88
65 to 74 years	2,516	4,613	2,097	83.35
60 to 64 years	1,923	3,030	1,107	57.57
55 to 59 years	2,457	3,212	755	30.73
45 to 54 years	5,796	7,796	2,000	34.51
35 to 44 years	7,134	10,134	3,000	42.05
25 to 34 years	13,922	17,447	3,525	25.32
20 to 24 years	30,850	35,318	4,468	14.48
15 to 19 years	15,578	18,297	2,719	17.45
10 to 14 years	3,386	5,323	1,937	57.21
5 to 9 years	3,910	5,713	1,803	46.11
Under 5 Years	4,526	6,486	1,960	43.31

# Race and Ethnicity

In College Station, over 63% of the population that identifies as a single race is White, a greater proportion than in the county or state. There are fewer Black and Hispanic residents, though more Asian, in College Station than in Brazos County or the state.

## *Race and Ethnicity 2020 Census Comparative Overview*



Source: US Census Bureau 2020 Decennial Census



Despite the preponderance of White population in the city, College Station has seen a surge in the minority population over the last decade. The Hispanic population has nearly doubled in just ten years; gains were also made in the Black (53.3%) and Asian (43.6%) populations. The “All Other Races” category includes those who identify as “Some other race” on the census, Native Hawaiian and Other Pacific Islander, and those who identify as American Indian or Alaska Native – this group has grown by over 130% since 2010. *The population of College Station is diversifying as it grows.*



### *Race/Ethnicity in College Station 2010 vs. 2020*

<b>Race/Ethnicity</b>	<b>2010</b>	<b>2020</b>	<b>Numerical Change</b>	<b>% Change</b>
White	72,502	76,475	3,973	5.5
Black	6,383	9,788	3,405	53.3
Asian	8,576	12,317	3,741	43.6
All Other Races	4,161	8,903	4,742	113.9
Hispanic Origin	13,165	23,357	10,192	77.4

Source: US Census Bureau 2010 and 2020 Decennial Census



# EDUCATION

## College Station Independent School District

College Station ISD is experiencing rapid growth along with the City and Texas A&M University. CSISD's enrollment was 14,462 for the 2022-23 school year. The enrollment in 1993 was 6,150 – a 135% increase. More information about current and projected future CSISD enrollment can be found in their [Annual Enrollment Review and Report](#).

As it has grown, CSISD has maintained a high level of academic performance as judged by their Texas Education Agency rating system score. CSISD has a rating of 89 overall and a letter grade of B. More about this rating can be found [here](#).

Demographics for College Station Independent School District can be found on CSISD's website [here](#). Of note is that 35.8% of CSISD students are considered at-risk of not meeting standards or dropping out of school and 35.95% are economically disadvantaged, meaning they are eligible to participate in the national free or reduced-priced lunch program.

# Texas A&M University

Texas A&M University is the flagship institution of the Texas A&M University System and is the only university in Texas to hold a simultaneous designations as a land, sea, and space grant institution. Texas A&Ms 74,828 students earn degrees in more than 130 courses of study through 17 colleges.

As mentioned previously, Texas A&M University has experienced rapid growth and change since the 1970s. Current student demographics can be found [here](#).

While it can be assumed that many of the University's undergraduate students are dependents of their parents and receiving financial support, a look at the [Financial Aid Common Data Set](#) shows that *21,554 of the 50,109 undergraduates at Texas A&M were determined to have financial need – 43% of all undergraduate students.*



## Educational Attainment in College Station

Compared to the state, College Station has a higher percentage of high school and college graduates. A person living in College Station is almost twice as likely to have a college degree as elsewhere in the state. Moreover, while almost 30% of the over-25 population in College Station has a graduate or professional degree, only 11.2% in the state have attained that level of education.

Educational Attainment 2021 ACS 5yr Estimate	College Station		Texas	
	Number	Percent	Number	Percent
Total residents over age 25	51,640		18,619,469	
Less than 9th grade	963	1.9%	1,422,360	7.6%
9th to 12th grade, no diploma	1,711	3.3%	1,403,821	7.5%
High school graduate	6,785	13.1%	4,563,619	24.5%
Some college, no degree	8,775	17.0%	3,956,030	21.2%
Associate degree	3,465	6.7%	1,402,444	7.5%
Bachelor's degree	15,633	30.3%	3,791,665	20.4%
Graduate or professional degree	14,337	27.8%	2,079,530	11.2%
Percent high school graduate or higher		94.8%		84.8%
Percent bachelor's degree or higher		58.0%		31.5%

Source: US Census Bureau, American Community Survey 5-year Estimates (2016-2021)

Education plays a major role in a person's future earning power. With each additional level of education, a person is much more likely to have greater income. For example, an individual in College Station with a bachelor's degree is likely to earn annually \$25,844 more per year than a person with a high school education. Over a thirty-year career, that would amount to a gap of over \$775,320, not considering the potential for promotions and other means of upward mobility because of education.

Income by Educational Attainment	Texas	Brazos County	College Station
Less than high School graduate	\$26,451	\$26,334	\$16,042
High school graduate	\$32,983	\$32,032	\$34,199
Some college / associate's degree	\$40,650	\$36,049	\$37,224
Batchelor's degree	\$60,543	\$51,739	\$51,840
Graduate / professional degree	\$76,818	\$64,239	\$66,213

Source: US Census Bureau, American Community Survey 5-year Estimates (2016-2021)

While this data reveals many positive conclusions, one fact cannot be understated: there are at least 9,459 individuals in College Station, age 25 and over, that have no more than a high school education (diploma, GED, or less), lacking the requisite education for many career opportunities.





# EMPLOYMENT

The table below shows the estimated employment status of the working-age population in 2021. With a large undergraduate student population, the city has a larger percentage of residents age 16 and older not in the labor force. According to the American Community Survey (ACS) glossary, this category “consists mainly of students, homemakers, retired workers, seasonal workers interviewed in an off season who were not looking for work, institutionalized people, and people doing only incidental unpaid family work (less than 15 hours during the reference week).” For those in the labor force, the county, and especially the state, share a greater percentage of the unemployed population.

	<b>Texas</b>		<b>Brazos County</b>		<b>College Station</b>	
Total Pop. Over 16	22,261,181		188,101		98,179	
Civilian Labor Force	14,390,216	64.6%	115,759	61.5%	59,768	60.9%
Employed	13,618,630	61.2%	110,682	58.8%	57,119	58.2%
Unemployed	771,586	3.5%	5,077	2.7%	2,483	2.5%
Not in Labor Force	7,768,365	34.9%	71,984	38.3%	38,411	39.1%
Armed Forces	102,600	0.5%	358	0.2%	166	0.2%

Source: US Census Bureau, American Community Survey 5-Year Estimates (2016-2021)

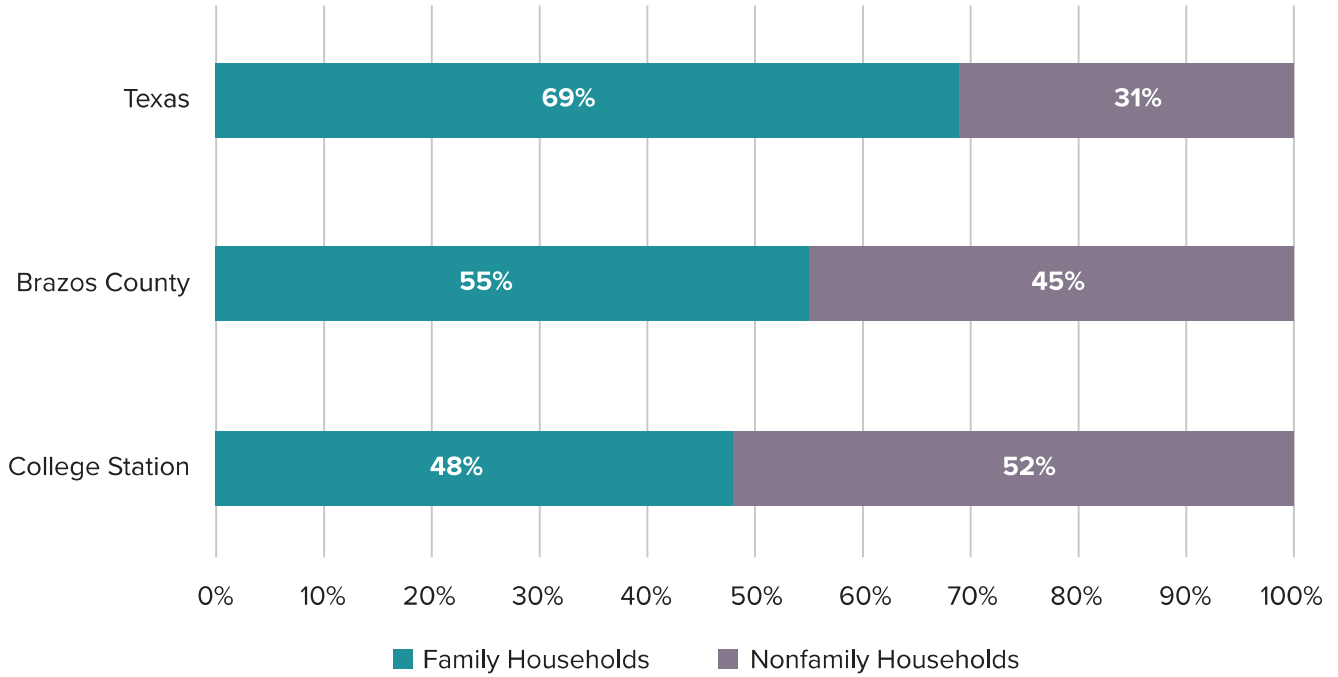


# INCOME AND HOUSEHOLDS

Income for College Station and Brazos County residents tends to be lower than that for residents of the state as a whole. These numbers are greatly influenced by the large local student population. Undergraduate students in particular are more likely to receive financial compensation outside of traditional wages, in the form of scholarships, grants, loans, gifts, and parental financial support. Graduate students, on the other hand, may not receive as much parental financial support, but rather, depend on teaching or research assistantships or have a working spouse.

The U.S. Census Bureau defines a household as “all the people who occupy a housing unit as their usual place of residence.” This definition includes unrelated individuals – like college students, for example – living together. There are 41,592 distinct households in College Station, 83,627 in Brazos County and 10,239,341 in the State of Texas. The Census Bureau delineates between family and nonfamily households, in which a family is defined as “a group of two or more people who reside together and who are related by birth, marriage, or adoption.” The table below illustrates the share of family and nonfamily households in each of the three geographies.

## *Percentage of House Hold Types Comparative Overview*



Source: US Census Bureau, American Community Survey 5-year estimates (2016-2021)

The City of College Station has a larger percentage of nonfamily households, very much unlike the county, and even more so the state. Most households in the State of Texas and Brazos County are family households (68.9% and 55.5%, respectively). Again, this difference is particularly influenced by unrelated, college-aged persons living together.

College Station families have a comparable, and even slightly greater, median income than that of families in the county and state (see the table below). However, the income of College Station nonfamily households is much less than their counterparts. Combining the very low nonfamily income with the comparatively high number of nonfamily households creates a situation in which total household income of College Station is approximately 74.3% of the income of Texas households overall.



## *Median Family Income in the Past 12 Months Comparative Overview*



Source: US Census Bureau, American Community Survey 5-year Estimates (2016-2021)

The table below shows the median household income and the percentage change for College Station since 2013.

### *College Station Household Income in the Past 12 Months*

	<i>Estimated Median Household Income</i>	<i>Percent Change</i>
2021	\$50,089	5.5%
2020	\$47,456	3.57%
2019	\$45,820	6.65%
2018	\$42,964	8.96%
2017	\$39,430	8.11%
2016	\$36,471	6.68%
2015	\$34,186	2.25%
2014	\$33,434	5.82%
2013	\$31,596	

Source: US Census Bureau, American Community Survey 5-year Estimates

The two tables below show estimated median household income for College Station nonfamily and family households as well as the percentage change since 2013.

	<i>Estimated Median Nonfamily Household Income</i>	<i>Percent Change</i>
2021	\$28,020	5.93
2020	\$26,452	8.22
2019	\$24,442	3.88
2018	\$23,529	5.10
2017	\$22,387	5.38
2016	\$21,244	6.72
2015	\$19,907	1.86
2014	\$19,544	13.46
2013	\$17,226	

Source: US Census Bureau, American Community Survey 5-year Estimates

	<i>Estimated Median Family Household Income</i>	<i>Percent Change</i>
2021	\$86,323	6.84
2020	\$80,795	-6.24
2019	\$86,176	5.85
2018	\$81,415	9.39
2017	\$74,428	3.30
2016	\$72,047	5.05
2015	\$68,584	2.72
2014	\$66,765	-0.31
2013	\$66,974	

Source: US Census Bureau, American Community Survey 5-year Estimates

This table shows estimated median household income for families with single parents (female and male householders with no spouse present) since 2013. **Please note that the estimated median family income for these families is less than half of the median income for families in general.** This estimated Census data show there are approximately 3,800 female householder families with no spouse present and 1,531 male householder families with no spouse present in College Station.

	<i>Estimated Median Family Household Income - Single Householder No Spouse Present</i>		<i>Percent Change</i>	
	<i>Female HH</i>	<i>Male HH</i>	<i>Female HH</i>	<i>Male HH</i>
2021	\$40,023	\$40,135	0.82	24.91
2020	\$39,697	\$32,132	19.12	-35.74
2019	\$33,325	\$50,000	1.34	10.74
2018	\$32,883	\$45,150	14.93	12.03
2017	\$28,612	\$40,303	-7.69	35.71
2016	\$30,995	\$29,698	-0.63	6.82
2015	\$31,192	\$27,801	18.21	1.27
2014	\$26,386	\$27,451	-7.81	8.07
2013	\$28,622	\$25,400		

Source: US Census Bureau, American Community Survey 5-year Estimates

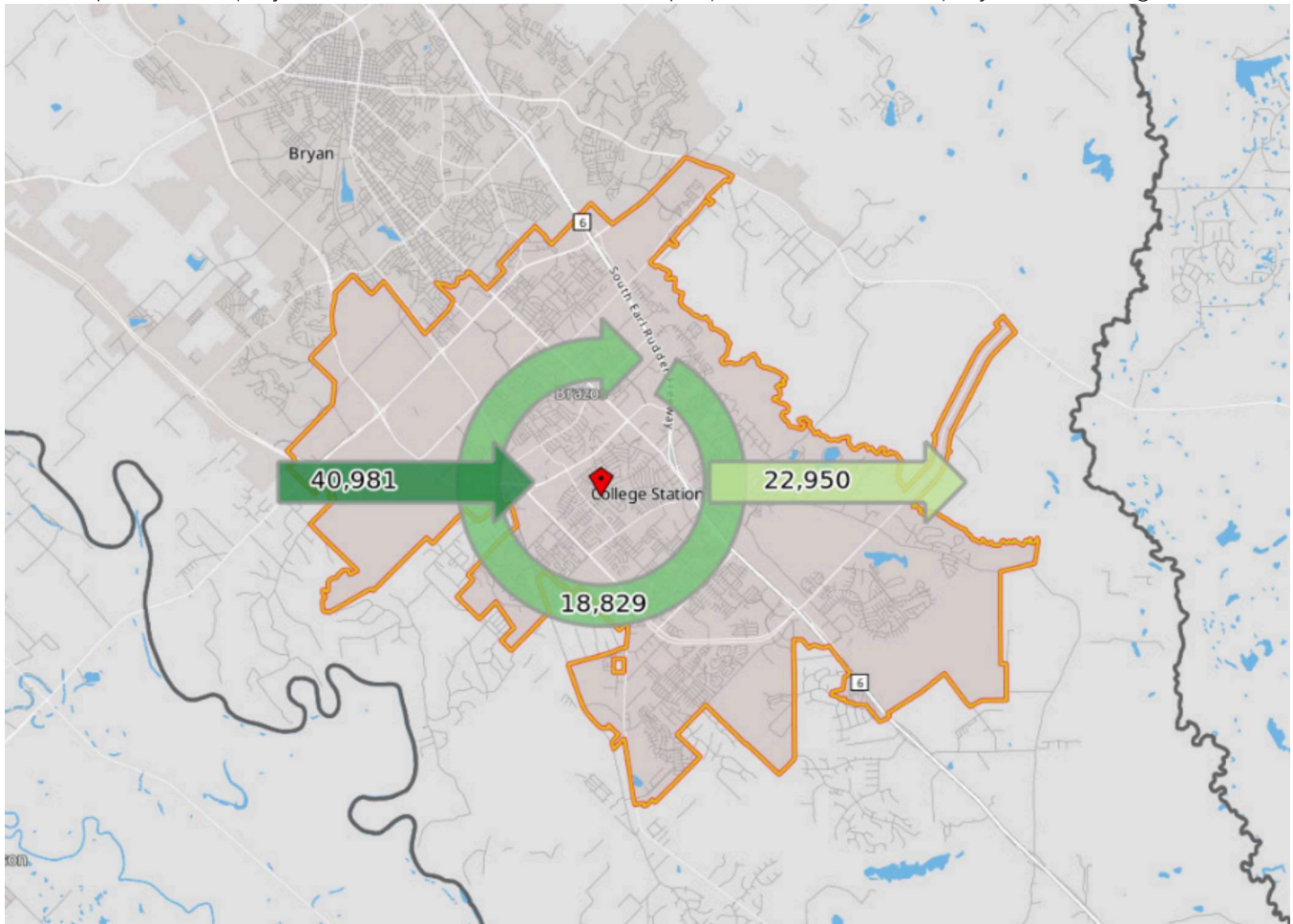


# WHERE DO COLLEGE STATION WORKERS LIVE?

## Inflow/Outflow

According to the 2020 US Census, over 40,000 people commute into College Station for work. Most (40,981 of the 59,810 jobs in the City - 69%) of the jobs in the city are filled by non-residents.

The map below displays the inflow/outflow counts and proportions for the employees in College Station.











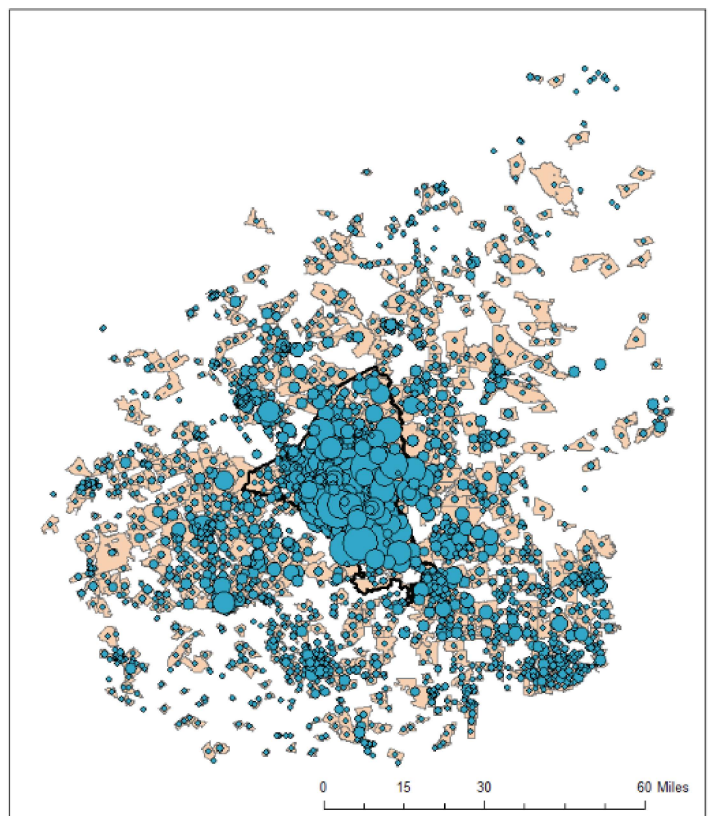
## Where Do College Station Workers Live?

### LEGEND

-  Brazos County Limits
-  City Limit

College Station Worker Households  
Job\_Count

-  1
-  2.5
-  5
-  10
-  25
-  50
-  75
-  100




Source: US Census Bureau, OnTheMap 2020 Inflow/Outflow Counts for All Jobs for College Station, Texas  
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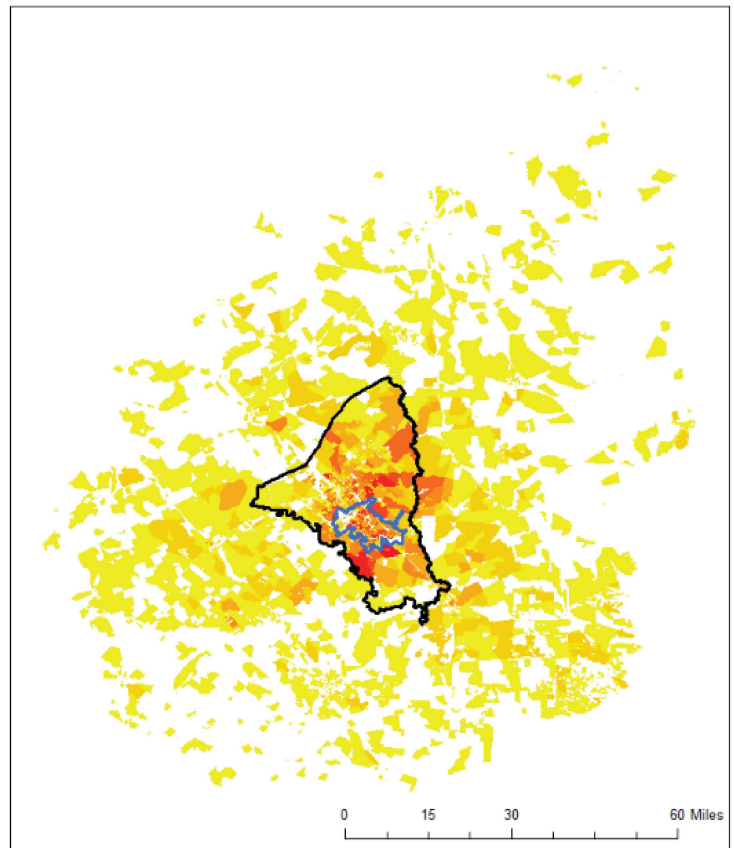
# Where Do College Station Workers Live?

## LEGEND

-  Brazos County Limits
-  City Limit

College Station Worker Households

-  1 - 3
-  4 - 8
-  9 - 14
-  15 - 21
-  22 - 31
-  32 - 43
-  44 - 60
-  61 - 81



Source: US Census Bureau, OnTheMap 2020 Inflow/Outflow Counts for All Jobs for College Station, Texas

A significant number of those employed in Brazos County live outside the County. Of the 106,234 jobs in Brazos County, 48,010 (45%) live outside the County and commute in. Source: US Census Bureau, OnTheMap 2020 Inflow/Outflow Counts for All Jobs for Brazos County, Texas





# COLLEGE STATION HOUSING STOCK

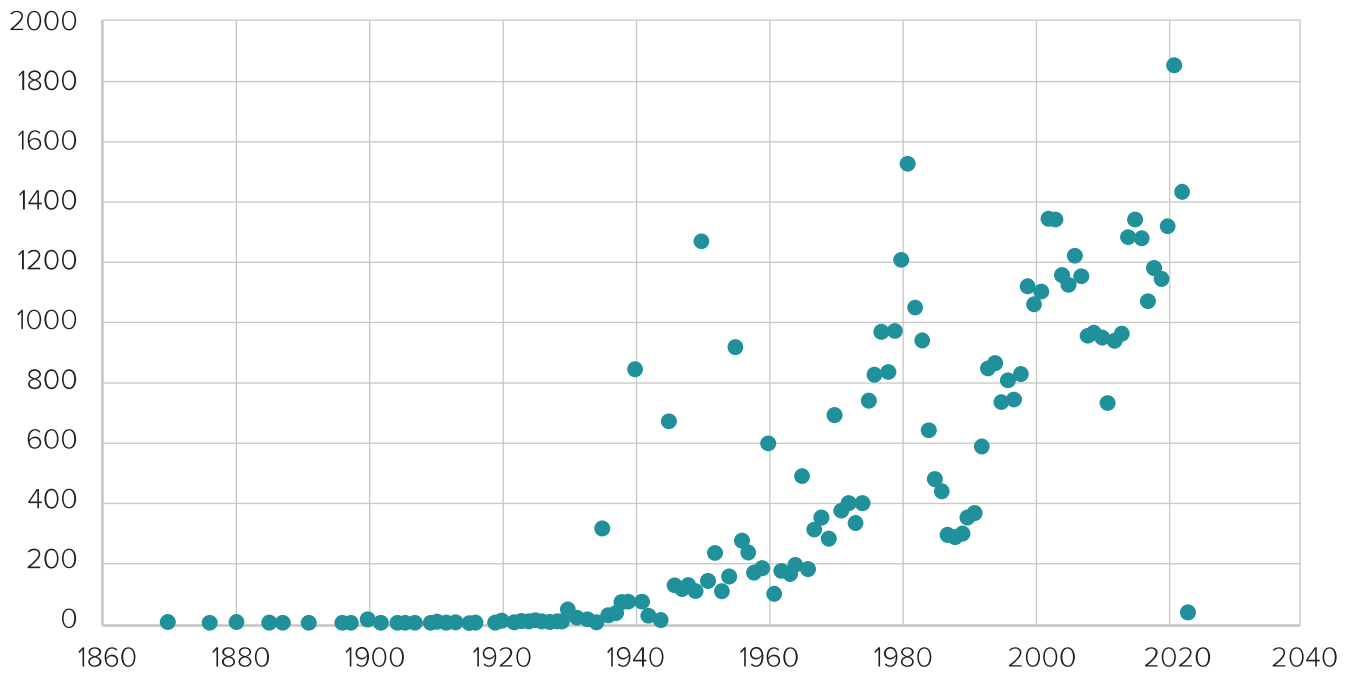
College Station is a young city with a housing stock that reflects our rapid growth. Data from the Brazos Central Appraisal District shows that of the 24,126 residential platted parcels (a unit of land (tract, lot, or otherwise) designated in the original plat or in any other plats with residential structure(s) present) in College Station 13,863 (57%) were built since 2000 - 17,359 (72%) since 1990.

Also of note is the type of housing in College Station and when it was mostly built. 78% of residential platted parcels are single family homes. There are 191 apartment complexes in the City, with about 118,000 beds total (Data from the College Station Fire Department). Other housing options that typically make up “middle housing”, or alternatives to single family homes and apartment complexes (including manufactured homes, duplexes, triplexes, fourplexes, townhomes, patio homes, and homeplexs) represent 4,998 platted parcels, or 20% of the total.

	Total Number	Average Year Constructed
Residential Structures	24,126	1998
Single Family (A1, E1)	18,922	1998
Manufactured Homes (A2, EA2, M1)	23	1989
Duplex (A3, B2, EB2)	1,441	1992
Triplex (B3)	11	1984
Fourplex (A5, B4)	348	1981
Condominium (A6)	3	1996
Townhome (A7)	2,355	2010
Patio Home (A8)	486	2000
Homeplex (A9)	331	1986
Multifamily (B1)	191	1994
Fraternity/Sorority House (B10)	15	1992

Source: Brazos Central Appraisal District

### Total Housing - Construction Year



Source: Brazos Central Appraisal District



# PROJECTED HOUSING SUPPLY SHORTAGE

The City of College Station Planning and Development Services Department has estimated that the total College Station population will reach 145,000 by the year 2030 – a growth rate of about 2% per year over the next ten years. Given production projections based on planned development, *there is estimated to be a shortage of 4,162 units.*

## What is housing affordability?

Workforce or affordable housing is not a specific type of housing. Rather it is housing within the financial reach of community members across the full spectrum of incomes and budgets. Housing is generally considered affordable if a household spends no more than 30% of their income to live there. For renters this would include rent and utilities, for homeowners this includes mortgage payments, insurance, taxes, utilities, and HOA fees.



*Housing is considered "affordable" if a household spends no more than 30% of their income to live there.*

Source: <https://www.housingdata.org/toolbox/municipal-impacts>

# Housing Cost Burden

Households spending more than 30 percent of their monthly income on housing costs are considered “cost burdened.” Households spending more than 50 percent of their monthly income on housing costs are “severely cost burdened.”

When households are housing cost burdened, money that would go to other things, such as bills, health care, food, or savings, is instead funneled toward housing costs, potentially leading to disruption of utilities, malnutrition, and an inability to prepare for emergencies or work toward a better future.

According to American Community Survey Census data, approximately 58 percent of College Station renters and 18 percent of College Station owners with a mortgage are cost burdened – 35 percent of these same renters at 9 percent of the same owners are severely cost burdened. 15 percent of owners without a mortgage are cost burdened, 8 percent are severely cost burdened.



	<b>Renters 25,095</b>	<b>Owners with Mortgage 9,208</b>	<b>Owners w/o Mortgage 5,877</b>
Cost Burdened	15,095	1,728	901
Severely Cost Burdened	9,278	873	503

Source: US Census Bureau, American Community Survey 5-year Estimates (2016-2021)

Cost burden can also be looked at according to household income and whether the household is an owner or renter.

# Mobility

- Renters are more likely to move within Brazos County than owners – 26.6% of renters moved vs 7.2% of owners.
- Those with lower incomes are more likely to move than households with higher incomes. 8.9% Individuals making \$75,000 a year or more moved within the county while 22.3% of individuals making \$25,000-\$34,000 annually made a move within Brazos County.

Source: US Census Bureau, American Community Survey 5-year Estimates (2016-2021)

Homebuyer migration patterns using Freddie Mac’s automated underwriting system data show a population in pursuit of affordable housing. Buyers left large expensive metro areas going to smaller more affordable destinations at a rate three times greater than before the pandemic. Fast growing metro areas with a shortage of housing and high house price to income ratios eventually led to an increase in out-migration as homebuyers seek more affordable destinations. The Freddie Mac report can be found [here](#).



## Housing Costs

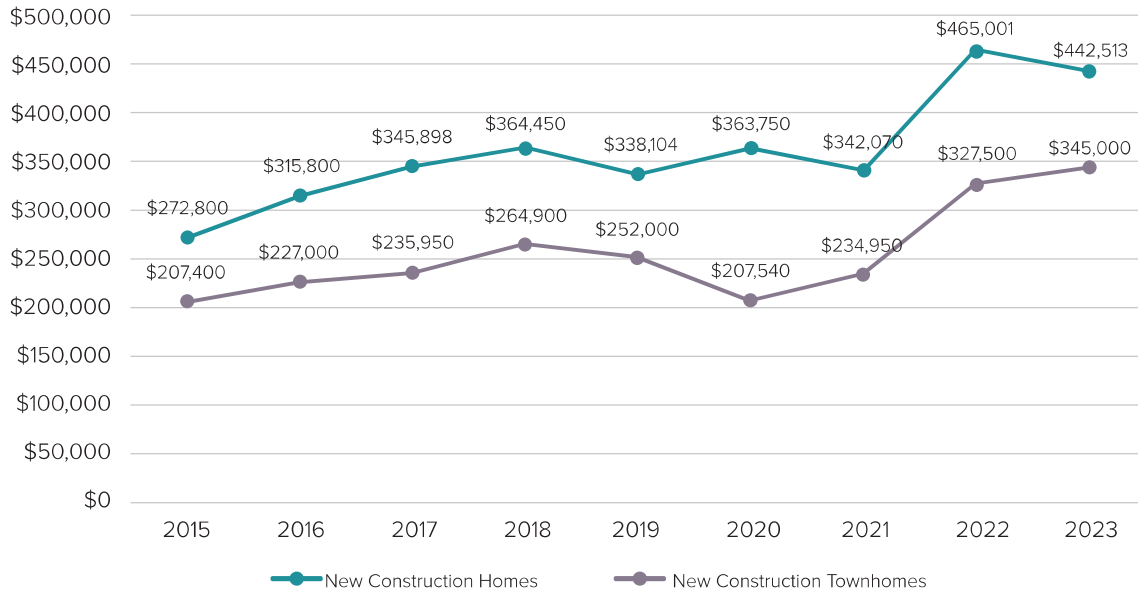
Housing costs are rising faster than incomes. Households across the income spectrum are affected by the lack of diverse and affordable housing options. The average College Station home price has grown by 73% since 2015 while the median family income has only increased by 25.86%.

Source: Bryan-College Station Regional Multiple Listing Service and US Census Bureau, American Community Survey 5-year Estimates

Rents have gone up 25.44% since 2015, with the average monthly rent for a 2-bedroom unit being \$970, a 3-bedroom unit being \$1,620, and 4-bedroom being \$2,004. While increases in rent have kept pace with increases in income during this time period, rents still remain high, especially for 3 and 4 bedroom units.

Source: Multiple Listing Service and US Census Bureau, American Community Survey 5-year Estimates

## New Construction Median Sales Price for College Station

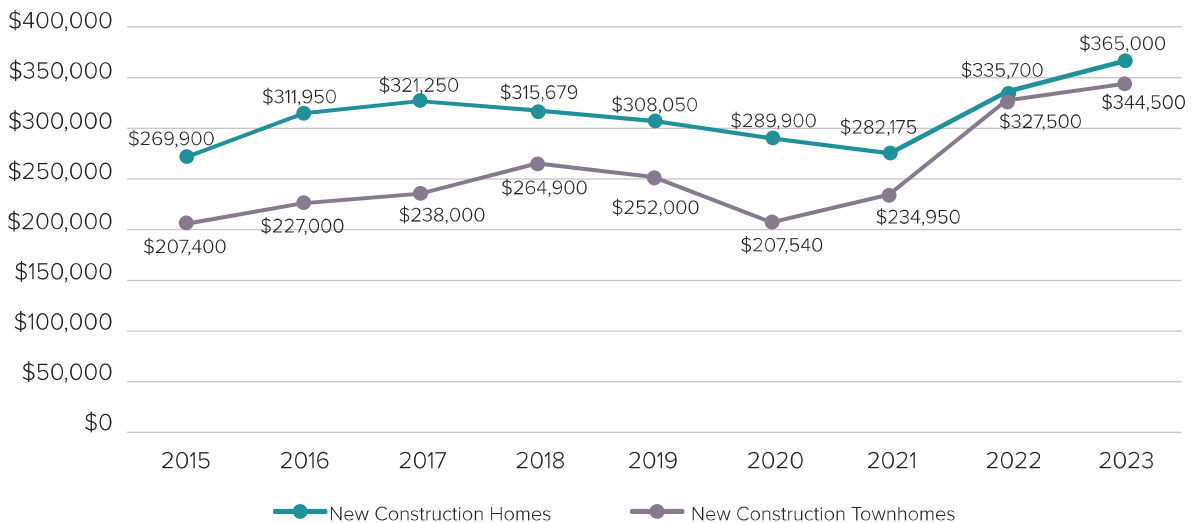


Source: Bryan-College Station Regional Multiple Listing Service

The above graph shows that the median sales price for a new construction single family home in College Station is \$442,513 (134 listings of this type have sold in 2023 with an average of 187 days on the market). A household would need to make \$125,665 annually to afford this home given a 30 year fixed rate mortgage at 8% interest, 20% down payment (\$88,503) and 35% of their monthly income going to the total monthly house payment (principal, interest, taxes, and insurance).

The median sales price for a new construction townhome in College Station is \$345,000 (23 listings of this type have sold in 2023 with an average of 162 days on the market). A household would need to make \$97,864 annually to afford this home given a 30 year fixed rate mortgage at 8% interest, 20% down payment (\$69,000) and 35% of their monthly income going to the total monthly house payment (principal, interest, taxes, and insurance).

## New Construction Median Sales Price for Brazos County

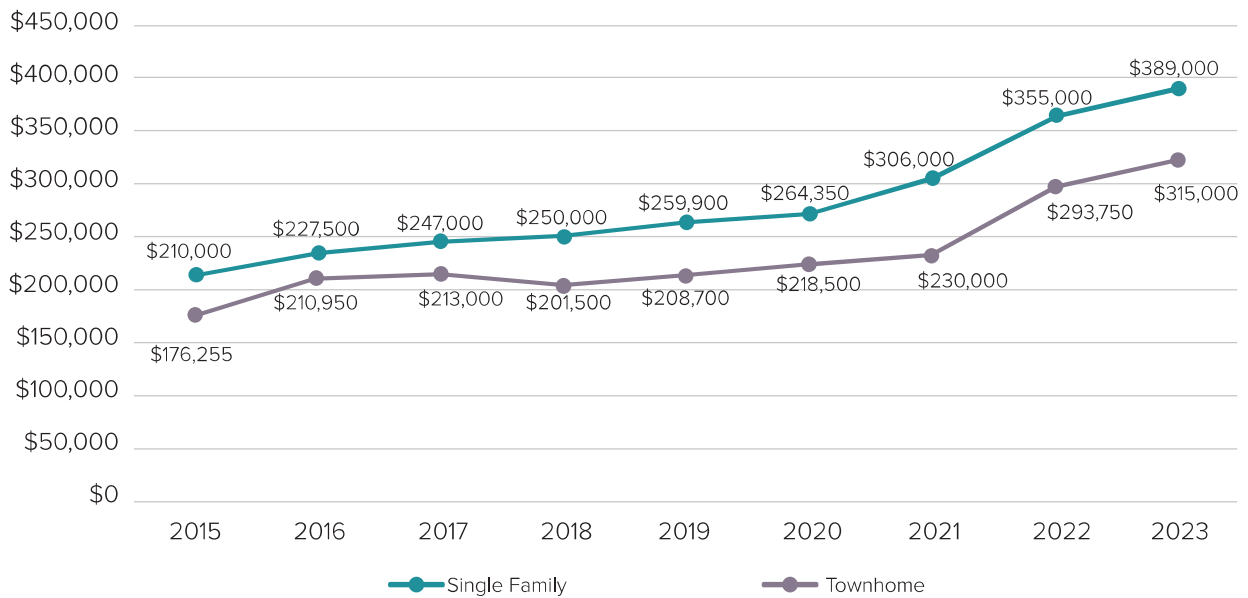


Source: Bryan-College Station Regional Multiple Listing Service

The above graph shows that the median sales price for a new construction single family home in Brazos County is \$365,000 (458 listings of this type have sold in 2023 with an average of 167 days on the market). A household would need to make \$103,567 annually to afford this home given a 30 year fixed rate mortgage at 8% interest, 20% down payment (\$73,000) and 35% of their monthly income going to the total monthly house payment (principal, interest, taxes, and insurance).

The median sales price for a new construction townhome in Brazos County is \$344,500 (22 listings of this type have sold in 2023 with an average of 112 days on the market). A household would need to make \$97,722 annually to afford this home given a 30 year fixed rate mortgage at 8% interest, 20% down payment (\$68,900) and 35% of their monthly income going to the total monthly house payment (principal, interest, taxes, and insurance).

### *Non-New Construction Median Sales Price for College Station*

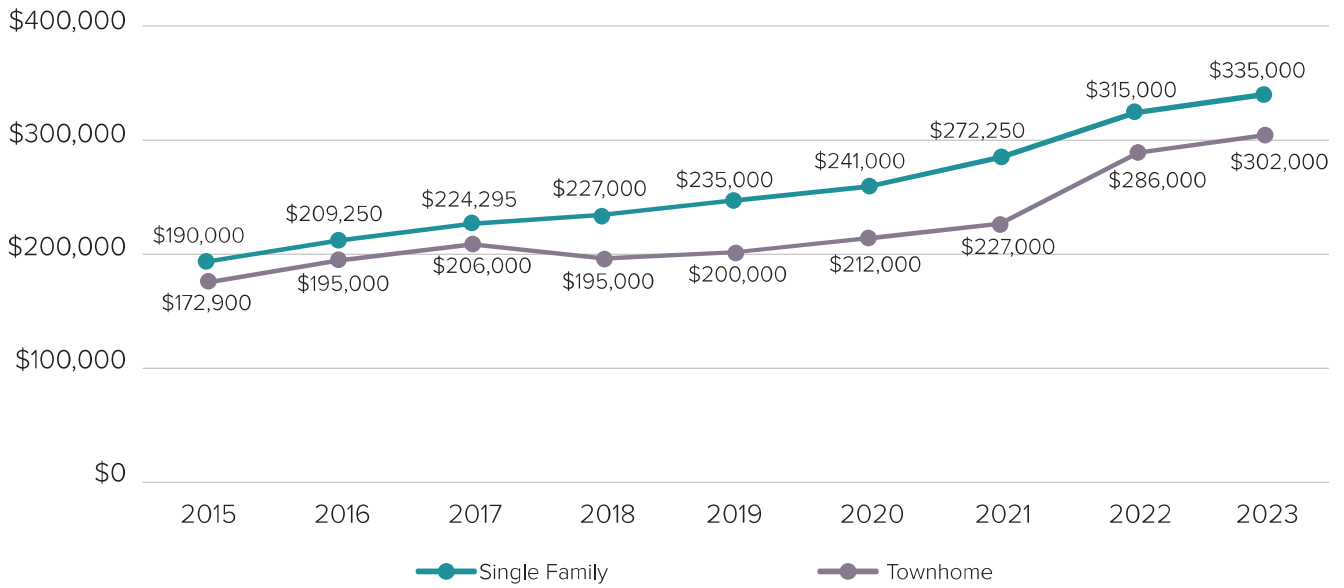


The above graph shows that the median sales price for a non-new construction single family home in College Station is \$389,000 (679 listings of this type have sold in 2023 with an average of 62 days on the market). A household would need to make \$110,410 annually to afford this home given a 30 year fixed rate mortgage at 8% interest, 20% down payment (\$77,800) and 35% of their monthly income going to the total monthly house payment (principal, interest, taxes, and insurance).

The median sales price for a non-new construction townhome in College Station is \$315,000 (105 listings of this type have sold in 2023 with an average of 47 days on the market). A household would need to make \$89,310 annually to afford this home given a 30 year fixed rate mortgage at 8% interest, 20% down payment (\$63,000) and 35% of their monthly income going to the total monthly house payment (principal, interest, taxes, and insurance).



## *Non-New Construction Median Sales Price for Brazos County*



Source: Bryan-College Station Regional Multiple Listing Service

The above graph shows that the median sales price for a non-new construction single family home in Brazos County is \$335,000 (1,232 listings of this type have sold in 2023 with an average of 66 days on the market). A household would need to make \$95,013 annually to afford this home given a 30 year fixed rate mortgage at 8% interest, 20% down payment (\$67,000) and 35% of their monthly income going to the total monthly house payment (principal, interest, taxes, and insurance).

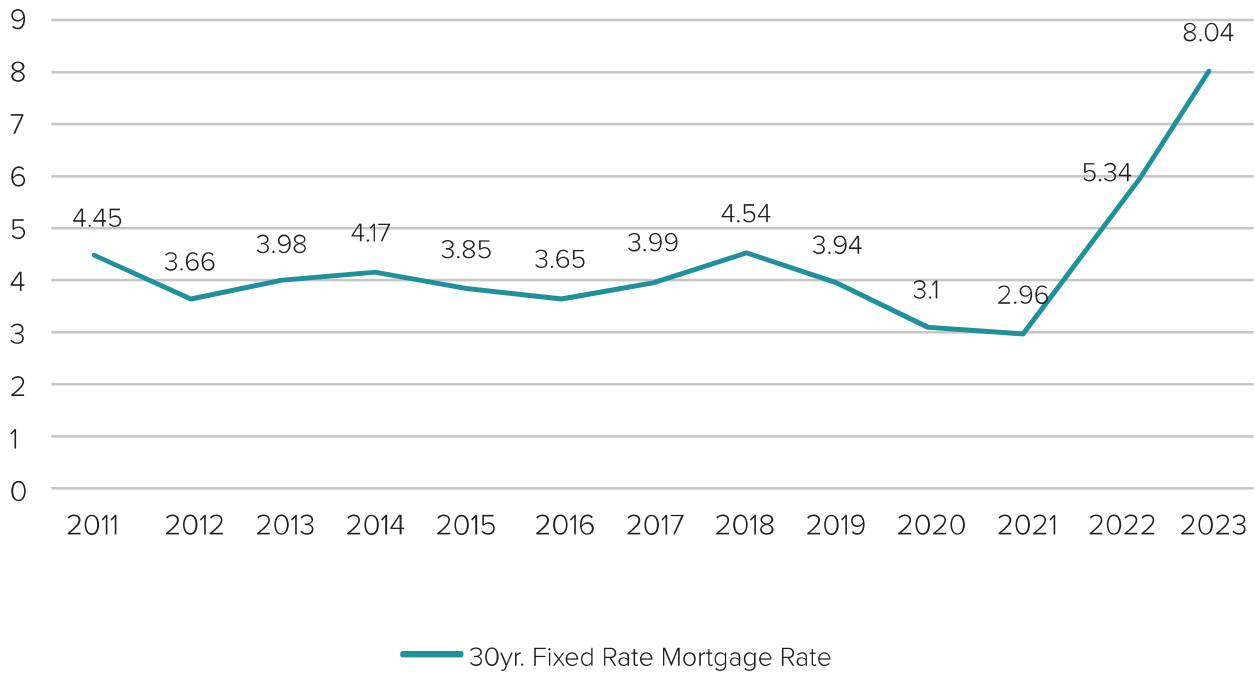
The median sales price for a non-new construction townhome in Brazos County is \$302,000 (137 listings of this type have sold in 2023 with an average of 47 days on the market). A household would need to make \$85,606 annually to afford this home given a 30 year fixed rate mortgage at 8% interest, 20% down payment (\$60,400) and 35% of their monthly income going to the total monthly house payment (principal, interest, taxes, and insurance).

More detailed sales data for both Brazos County and the City of College Station from the Bryan-College Station Regional Multiple Listing Service can be found on [cstx.gov/housingplan](https://cstx.gov/housingplan). This data includes additional housing types for both new and non-new construction.

# The Effect of Rising Interest Rates on Purchasing Power

Interest rates have risen sharply since the Federal Reserve started raising them to combat inflation in 2021. The average interest rate for a 30 year fixed rate mortgage in 2021 was 2.96%. Today, the average rate for the same product is 8.04%.

## 30yr. Fixed Rate Mortgage Rate



Source: St. Louis Federal Reserve

## Monthly Mortgage Loan Principal and Interest Payments

Loan Amount	4%	5%	6%	7%	8%
\$100,000	\$477	\$537	\$600	\$666	\$734
\$150,000	\$715	\$805	\$900	\$999	\$1,101
\$200,000	\$954	\$1,074	\$1,200	\$1,332	\$1,462
\$250,000	\$1,192	\$1,342	\$1,500	\$1,665	\$1,835

The monthly principal and interest payment (not including taxes and insurance) for a those purchasing a home and borrowing \$250,000 from a mortgage lender is \$1,192 with a 4% interest rate. That number jumps to \$1,835 for the same loan with an 8% interest rate - a 54% increase.

The median sales price for a non-new single-family home in College Station was \$389,000 for 2023 (through October). With a 4% interest rate 30 year fixed rate mortgage and 20% downpayment (\$77,800) a household would need an annual income of \$82,057 to afford the home. With an 8% interest rate and identical mortgage loan, a household would need an annual income of \$110,410 to afford the same home – 34.55% more income.

*Annual Mean Wage by Occupation  
for College Station Metropolitan Statistical Area (MSA)*

	Annual Income	Monthly Income	Monthly Rent - 30%	Home Purchase - 30%	Home Purchase - 35%
Childcare Workers	\$22,640	\$1,886	\$565	\$70,000	\$81,000
Cooks, Short Order	\$25,870	\$2,155	\$646	\$79,500	\$92,500
Phlebotomists	\$33,510	\$2,793	\$838	\$103,000	\$119,000
Pest Control Workers	\$34,780	\$2,898	\$869	\$106,000	\$123,500
Community Health Workers	\$39,270	\$3,273	\$982	\$120,000	\$140,000
Credit Counselors	\$41,070	\$3,423	\$1,026	\$125,500	\$146,000
Chefs and Head Cooks	\$44,880	\$3,740	\$1,122	\$136,500	\$158,500
Automotive Service Technicians and Mechanics	\$45,240	\$3,770	\$1,131	\$138,000	\$160,500
Child, Family, and School Social Workers	\$45,260	\$3,772	\$1,257	\$138,000	\$160,500
HVAC Mechanics and Installers	\$47,270	\$3,939	\$1,181	\$144,000	\$167,500
Paramedics	\$47,990	\$3,999	\$1,199	\$146,000	\$169,500
Paralegals and Legal Assistants	\$49,510	\$4,125	\$1,238	\$151,000	\$175,500
Clergy	\$51,670	\$4,306	\$1,292	\$157,000	\$183,000
Middle School Teachers	\$52,970	\$4,414	\$1,325	\$161,000	\$187,000
Chemists	\$67,600	\$5,633	\$1,690	\$205,000	\$240,000
Accountants and Auditors	\$76,490	\$6,374	\$1,912	\$232,000	\$270,000
Registered Nurses	\$78,180	\$6,515	\$1,955	\$237,000	\$277,000
Database Administrators	\$83,950	\$6,996	\$2,098	\$254,000	\$296,000
Electrical Engineers	\$91,960	\$7,663	\$2,298	\$278,000	\$323,000
Pharmacists	\$123,380	\$10,282	\$3,084	\$372,000	\$435,000

Source: U.S. Bureau of Labor Statistics May 2022 Area Occupational Employment and Wage Estimates College Station-Bryan

Home Purchase Price assumes a 30yr fixed rate mortgage at 8% interest rate and 20% down payment. Total monthly Principal, Interest, Taxes and Insurance payment is 30% of gross monthly income and 35% of gross monthly income.

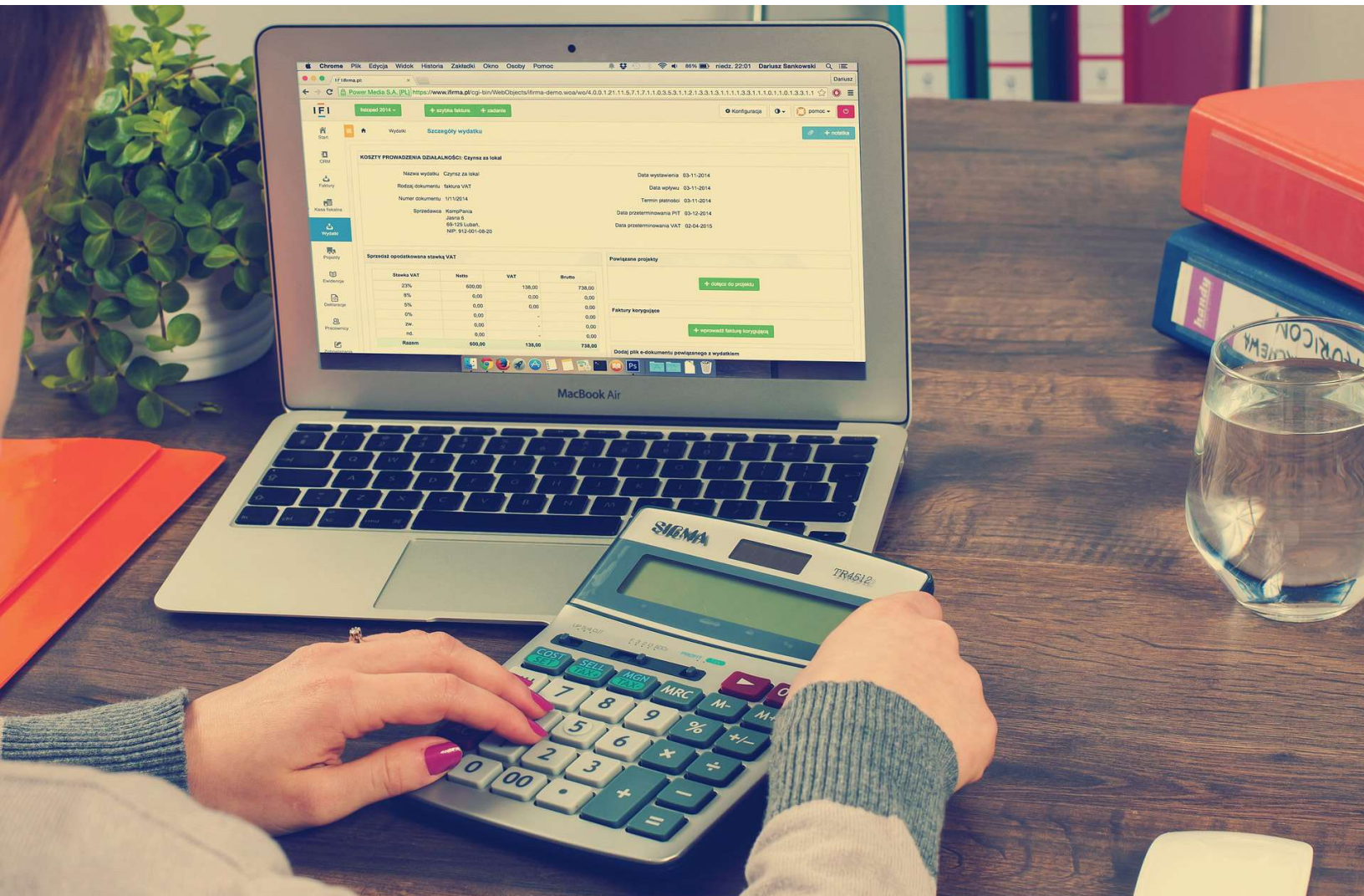
# Case Study

Jane Smith is a 35-year-old single mother of two. She formerly worked a low wage job earning \$11 an hour (\$22,880 annually) and received government assistance for rent, food, and medical care.

As the recipient of a housing choice voucher to help pay her rent, Ms. Smith was eligible to enroll in the Brazos Valley Council of Government’s Family Self Sufficiency Program. As part of the program she set goals that included paying off debt, further education to get a better job, and the purchase of a home. She received financial coaching, made a budget and paid off debt, and got her GED and an associate degree. Ms. Smith graduated from the Program 5 years ago.

She has since secured a higher paying job (earning \$50,000 annually), become independent of all government assistance, and has saved over \$20,000 towards the downpayment on a house.

Ms. Smith has been pre-approved by a lender for a mortgage loan and can afford a purchase price of \$180,000. She quickly becomes frustrated and discouraged while shopping for a home. Houses that were listed for \$170,000 four years ago are now selling for \$280,000. The median purchase price for non-new construction homes is \$389,000. Even with the help of available down payment assistance programs, very few options exist in her price range and competition for them is fierce. She is considering giving up.



# Other Communities' Housing Plans

San Marcos, TX – [SMTX 4 All – Housing Plan](#)

Denton, TX – [Affordable Housing Strategic Toolkit](#)

Waco, TX – [Waco Strategic Housing Plan](#)

Plano, TX – [Housing Trend Analysis and Strategic Plan](#)

Irving, TX – [City of Irving Housing Plan](#)

Grand Prairie, TX – [2021 Housing Strategy](#)

El Paso, TX – [El Paso Regional Housing Plan](#)

Austin, TX – [Austin Strategic Housing Blueprint](#)

Fort Worth, TX – [Neighborhood Conservation Plan and Affordable Housing Strategy](#)

Dallas, TX – [Dallas Comprehensive Housing Policy](#)

San Antonio, TX – [Strategic Housing Implementation Plan](#)

Alexandria, VA – [Housing Master Plan & Regional Housing Initiative](#)

Boise, ID - [Housing Needs Analysis](#)

Chattanooga, TN – [Housing Action Plan](#)

Nashville, TN – [Affordable Housing Task Force Report](#)

Louisville, KY – [My Louisville Home](#)

Puyallup, WA – [Puyallup Housing Action Plan](#)

Tacoma, WA – [Affordable Housing Action Strategy](#)

Mankato, MN – [Affordable Housing Action Plan](#)

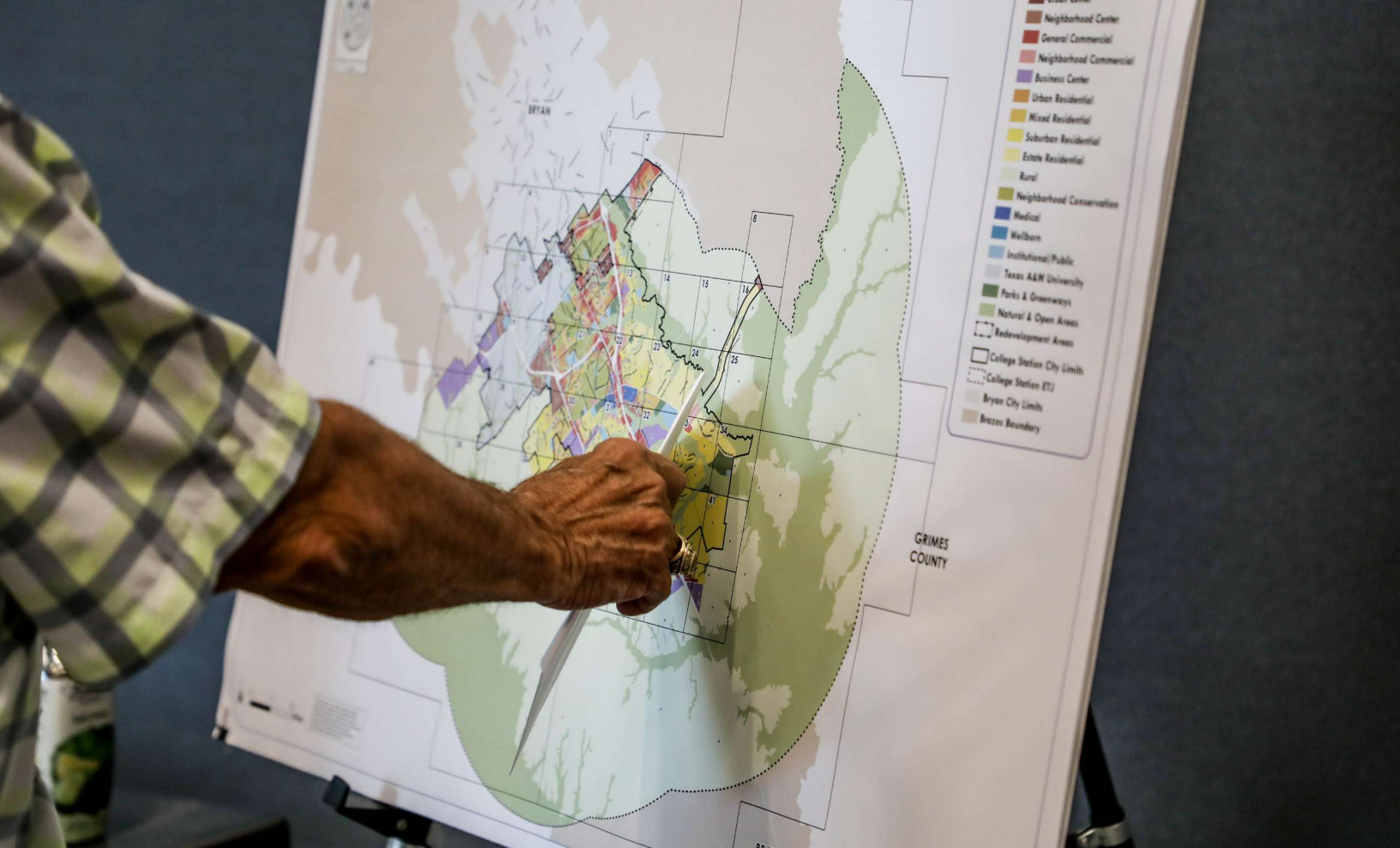
Omaha, NE – [Housing Affordability Action Plan](#)

Juneau, AK – [City and Borough of Juneau Housing Action Plan](#)

New York, NY – [Housing New York](#)

Charlotte, NC – [Housing Charlotte Framework](#)

Grafton, MA – [Housing Trust Action Plan](#)



# GOALS/STRATEGIES/ACTIONS REPORT

- *Goal 1 - Create and incentivize more housing units and more diverse housing types by studying and creating a proposal for:*
  - **Strategy 1** – Selectively allow and encourage increased density
    - Action 1 – Amend the Unified Development Ordinance to allow for greater density and housing variety
    - Action 2 – Rezone certain areas to allow more density and housing variety
    - Action 3 – Create a process for expedited permitting and reduced or waived fees for affordable housing development
  - **Strategy 2** – Encourage and allow infill development
    - Action 1 – Explore opportunities for infill development when amending the UDO or rezoning for greater density
    - Action 2 – Investigate allowing or promoting housing on unused institutional or public land
  - **Strategy 3** – Encourage innovation and sustainability in housing construction
    - Action 1 – Create a program to encourage and incentivize alternative and energy-efficient building methods

- ***Goal 2 - Incentivize the production and preservation of housing that is affordable to current and future community members by studying and creating a proposal for:***
  - **Strategy 1** – Partner with community stakeholders to develop housing for their constituencies
    - Action 1 – Work with organizations to create employee / client housing programs
    - Action 2 – Create formal mechanisms to collaborate with Texas A&M, Brazos County, and City of Bryan to share data and achieve housing goals
  - **Strategy 2** – Create programs to facilitate homeownership
    - Action 1 – Create a deed-restricted homeownership program
    - Action 2 – Pursue partnerships to construct affordable homeownership opportunities
    - Action 3 – Pursue tools to help households qualify for financing by helping them to become landlords (live in one half of duplex, etc...)
  - **Strategy 3** – Create rental housing for income-qualified residents
    - Action 1 – Investigate the creation of a Municipal Housing Authority
    - Action 2 – Create an inter-generational home share program
  - **Strategy 4** – Establish funding mechanisms to create affordable housing for rent or purchase
    - Action 1 – Create a density bonus system for new development meeting increased density goals
    - Action 2 – Create a Local Housing Finance Corporation
    - Action 3 – Partner with developers through Housing Public Facility Corporations
    - Action 4 – Partner with Low Income Housing Tax Credit (LIHTC) developers
  - **Strategy 5** – Preserve and enhance existing housing stock
    - Action 1 – Acquire and rehabilitate existing housing stock that is at risk of losing affordability
  - **Strategy 6** – Prevent displacement of low and moderate-income homeowners
    - Action 1 - Create initiative to help homeowners without homestead exemptions to file
    - Action 2 – Refer homeowners to existing weatherization programs and possibly create new program
  - **Strategy 7** – Provide education for tenants, homebuyers, and homeowners
    - Action 1 – Create a home maintenance education and training program
    - Action 2 – Create comprehensive homebuyer education training program
    - Action 3 – Create a tenant education and training program
  - **Strategy 8** – Continue to seek stakeholder and citizen feedback and direction on Housing Action Plan implementation
    - Action 1 – Create a Housing Action Plan Implementation Committee
    - Action 2 – The Housing Plan Oversight Committee and City staff will prepare an annual progress report



# GOALS, STRATEGIES, ACTIONS

This plan proposes to accomplish Comprehensive Plan Action Items 2.3, 3.4, 3.6, and 3.9 by using a goal, strategy, and action framework to create or incentivize additional housing units of diverse types and affordable housing opportunities for residents. Each goal will tie back to one or more Comprehensive Plan Action Items. Strategies will fall under each goal and specific actions will be listed under each strategy.

Implementation of the Housing Action Plan is anticipated to take seven to ten years. Implementation of the strategies and actions in the following section must be completed to meet the goals of the plan. Plan implementation is broken down into three time frames – short-term (1-2 years), mid-term (3-6 years), and long-term (7-10 years).

Programs and policies aimed at providing affordable and workforce housing, along with encouraging unit production and a mix of housing types for all demographics and lifestyles, will be essential to maintain viable and strong neighborhoods that serve all College Station citizens.

There are two main overarching goals of the Housing Action Plan – to produce more housing units of various types to meet growing demand and to produce and preserve housing that is affordable to community members.





# COMPREHENSIVE PLAN ACTION ITEMS

- **Action 2.3 – Create incentives and programs to revitalize existing areas and established neighborhoods.** This could include façade or landscaping improvement programs or rehabilitation initiatives. New programs should align with and complement existing City efforts through the Neighborhood Partnership Program, Neighborhood Grant Program, and proposed property maintenance programming.
- **Action 3.4 – Expand affordable housing and workforce housing.** Continue to support efforts, programs, and incentives aimed at developing affordable housing stock and assisting low- and moderate-income citizens to secure affordable homeownership and/or rental opportunities. Potential actions may include regulatory provisions such as:
  - Development standards that reduce barriers for affordable and diverse housing types.
  - Pre-approved building plans or pattern books for target locations.
  - Incentives such as density bonuses or more flexible standards, or
  - A workforce housing capital pool where a public entity establishes a fund that is used for various types of affordable housing initiatives.
- **Action 3.6 - Develop and refine data monitoring processes to analyze housing trends and define a strategic set of actions to address housing affordability, diversity, and gentrification.** Consider existing market data, best practices, and existing regulations and incentives.
- **Action 3.9 – Continue partnering with local nonprofit organizations and area partners to support affordable housing options.** Continue partnerships with organizations such as the Brazos County Home Repair Coalition, Bryan/College Station Habitat for Humanity, Brazos Valley Community Action Programs, Elder Aid, Brazos Valley Council of Governments, and housing tax credit developers.



# GOALS

- Create and incentivize more housing units and more diverse housing types
- Incentivize the production and preservation of housing that is affordable to current and future community members
- **Goal 1** – Create and incentivize more housing units and more diverse housing types (Comp. Plan Actions 3.4, 3.6, & 3.9). Building new housing will address the projected housing shortfall (See Housing Action Plan Existing Conditions Report Pg. 28). Ensuring the opportunity for greater diversity in the types of housing that are built will afford current and future residents (using the Census definition of residence: the place where a person lives and sleeps most of the time) housing opportunities that are not currently available, as most housing units in the City are either single family or multifamily (See Existing Conditions Report Pg. 26). As demand in the housing market is outpacing supply, creating more units in this strategic fashion will create market-driven cost stabilization and reductions through an increase in supply and supply diversity. The increases in density required to create more housing units can be leveraged for affordable housing (housing for those at or below certain income levels for below market prices) by requiring new developments to provide affordability in exchange for density. Innovative building technologies and techniques will be encouraged to increase housing density and affordability. Access to amenities and accessory services (retail, entertainment, food, etc.) and adequacy of city services such as drainage, sewage, and transportation, will be examined for infill and new development.

- **Strategy 1** – Selectively allow and encourage increased density (zoning relief and administrative adjustments to incentivize targeted development) - increased density should be sought when it can be supported with appropriate standards, infrastructure and services, and impacts can be managed appropriately. Increased density should support the creation of neighborhoods with a diverse range of housing stock that supports the needs of various life stages, abilities, and age groups including patio homes for aging homeowners to be able to downsize and housing for persons with disabilities. Elements of both new and existing zoning such as minimum lot size and minimum parking requirements should be evaluated.
  - Action 1 – Amend the Unified Development Ordinance (UDO) to allow for greater density and housing variety (smaller lot sizes, decreased setbacks, etc.). Planning and Development Services (P&DS) will investigate appropriate changes to the UDO to achieve greater density and housing variety. This will be accomplished in the next 2-3 years. Not to be pursued in neighborhood conservation areas.
  - Action 2 – Rezone certain areas to allow more density and housing variety. P&DS will engage with the public and stakeholders to determine where increased density would be feasible and desirable. Over the next 2-3 years P&DS will bring forward rezonings of these areas to achieve this goal.
  - Action 3 – Create processes offering expedited permitting and reduced or eliminated City development fees for projects that provide affordable housing units that are rented or sold below market rates and restricted to low- and moderate-income households. P&DS staff will investigate appropriate changes to the Fee Schedule and make recommendations for changes. This will be accomplished in the next 2-3 years.
  
- **Strategy 2** – Encourage and allow infill development using vacant land and repurposing lots and buildings. Changes to zoning or the UDO allowing infill opportunities should ensure building standards that fit within existing neighborhoods.
  - Action 1 - Opportunities for infill development will be explored in the first two actions in this section to allow greater density through amendment of the UDO and rezoning of certain areas. Possibilities could include small home communities or accessory dwelling units. This will be accomplished in the next 2-3 years.
  - Action 2 – Investigate allowing or promoting housing on unused institutional/public land. Work with partners to investigate the potential for housing to be developed on unused or excess land. This will be accomplished in the next 3-4 years.
  
- **Strategy 3** – Encourage innovation and sustainability in housing construction. Alternative and sustainable building methods will be supported and encouraged, especially in the development of affordable housing.
  - Action 1 – P&DS and the Community Services Department will create a program to encourage and incentivize alternative and energy-efficient building methods with a focus on affordable housing. These could include but are not limited to modular construction, 3D printed units, mass timber, carbon neutral building materials, etc... Incentives for efficient, innovative construction and design will be explored. Staff will assess the limitations in city codes, workflows, permitting, and inspections that will need revision to encourage this type of development. This will be accomplished in the next 3-5 years.



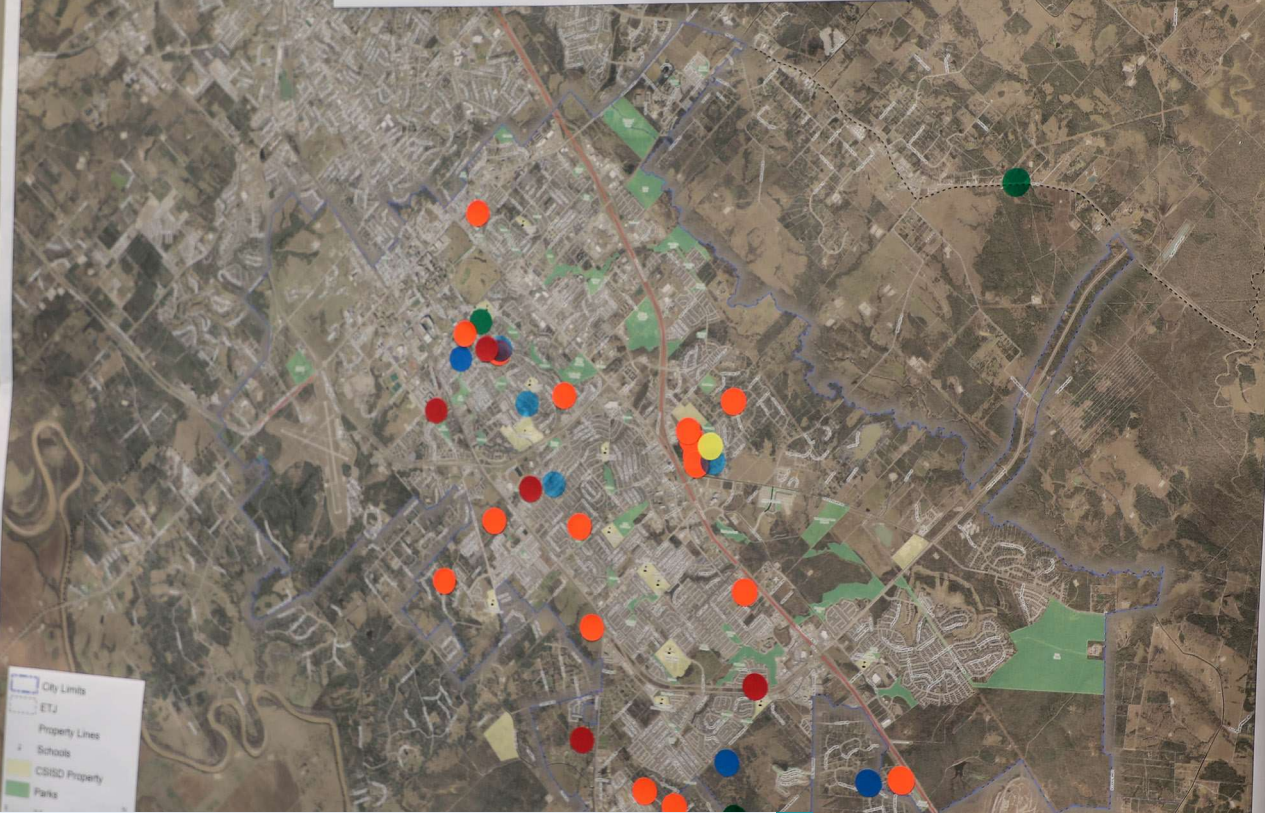
- **Goal 2** – Incentivize the production and preservation of housing that is affordable to community members (Comp. Plan Actions 2.3, 3.4, 3.6, & 3.9). Housing currently affordable to low- and moderate-income residents should be preserved. Additional affordable housing opportunities for low- and moderate-income residents will be created. This will be accomplished by implementing mechanisms to help fund affordable housing, by creating specific housing programs to meet housing needs across the low- and moderate-income spectrum, by leveraging new development to create affordable units, and by advocating for local affordable housing development and activities. Affordable housing development should be supported with sufficient transportation infrastructure to ensure resident success.
  - **Strategy 1** - Partner with community stakeholders to develop housing for their constituencies.
    - Action 1 - Work with organizations and businesses to create housing for their employees through a client or employee housing program. The City will develop a program to assist employers with developing and securing financing for low and moderate income housing opportunities. This program will seek to leverage private resources in the provision of affordable workforce housing. The Community Services Department will develop this program in the next 2-3 years.
    - Action 2 – Create formal mechanisms to collaborate with Texas A&M University, Blinn College, Brazos County, and the City of Bryan to share data, achieve housing goals, and advocate for changes needed to implement housing goals. The City will actively seek to establish and strengthen partnerships with Texas A&M University around shared and mutually beneficial housing goals and actions. This effort will begin immediately with formal mechanisms being created in the next 1-3 years.

- **Strategy 2** – Create programs to facilitate homeownership for working families / Advance new home ownership models. The production of housing units for affordable homeownership opportunities using alternative and energy-efficient building methods should be supported and encouraged.
  - Action 1 – Create a deed-restricted homeownership program. Create a program to assist income-eligible families to purchase homes by providing downpayment assistance. Deed restrictions will be placed on purchased homes to ensure resale to income-eligible families at prices pre-determined through appreciation formulas. Community Services Staff will create this program in the next 1-2 years.
  - Action 2 – Pursue partnerships with nonprofit and for-profit organizations to construct affordable homeownership opportunities using CDBG, HOME, or other funding sources. This will be accomplished in the next 1-3 years.
  - Action 3 – Pursue tools to assist with the financing of affordable homeownership such as the purchase of a duplex with the buyer residing in one half and using rental income from the other half to help qualify for financing or the construction of an accessory dwelling unit that could be used to generate rental income to qualify for financing. The rental units could be designated as affordable for low- and moderate-income households. Community Services Staff will investigate these methods and make a recommendation regarding their inclusion in homebuyer assistance models in the next 1-3 years.
  
- **Strategy 3** – Create rental housing for income-qualified residents. The City should partner with for-profit and nonprofit developers to create affordable housing opportunities for income-qualified residents. Available funding mechanisms and the creation of affordable rental housing through allowing more dense development through density bonuses should be pursued. Examine amenities such as retail, food, and transportation and city services like sewage and drainage to ensure sufficiency in areas where density is being considered.
  - Action 1 – Community Services Department staff will investigate the creation of a Municipal Housing Authority to provide rental housing opportunities for households making at or below 80% of the area median income. A recommendation will be made in the next 1-3 years.
  - Action 2 – Community Services Department staff will work with local partners to create an inter-generational home share program. This program will match homeowners with extra space with students in search of affordable housing. This program will be created in 2-3 years.
  
- **Strategy 4** – Establish funding mechanisms to create affordable housing for rent or purchase. Increased density should be leveraged when possible to create affordable housing opportunities. Staff will continuously evaluate new funding opportunities as they arise and recommend them when appropriate.
  - Action 1 – create a density bonus system for new development meeting increased density goals. In exchange for increased density, lower parking requirements, or other incentives above a base allowed level, developers will either create affordable units in their new development that are for sale or rent to income-eligible households at affordable prices or they will pay a fee that will be used to create affordable housing opportunities elsewhere. Prior to re-zoning, staff will conduct an analysis of the appropriate unit or fee in lieu of unit levels. Where appropriate, these will be part of rezoning efforts. This will be accomplished in the next 1-3 years.

- Action 2 – Create a Local Housing Finance Corporation (HFC) to help finance affordable single-family and multi-family developments. Revenue generated by lending activity will be used to achieve other affordable housing goals. Community Services Staff will pursue the creation of this entity with creation occurring in 3-5 years.
  - Action 3 – Partner with developers to create affordable rental housing through the creation of Housing Public Facility Corporations. The developer would offer affordable rental units for low- and moderate-income families in exchange for being exempt from all local property tax obligations. Community Services Staff will pursue these partnerships with the goal of 1 yearly for the next 5 years.
  - Action 4 – Partner with Low Income Housing Tax Credit (LIHTC) developers to secure awards of 9% tax credits to bring additional affordable rental housing to College Station. Investigate partnerships using 4% credits to produce affordable rental housing. Community Services Staff will contact LIHTC developers to seek partnerships. This will be pursued annually.
- **Strategy 5** – Preserve and enhance existing housing stock.
- Action 1 – The Community Services Department will use grant funds or other available funds to acquire and rehabilitate affordable housing units that are at risk of losing their affordability. This will be done directly by the Community Services Department or through nonprofit partners. These units will be made available to income-eligible households at below market rates as either rental or homeownership opportunities. This program will be created in the next 1-2 years.
- **Strategy 6** – Prevent displacement of low- and moderate-income homeowners.
- Action 1 – Create initiative to help homeowners without homestead exemptions to file their homestead exemption. The Community Services Department will work with the Public Communications Department and other relevant stakeholders to create coordinated outreach efforts and an awareness campaign in 1-2 years.
  - Action 2 – Create awareness and, where eligible, refer homeowners to existing weatherization programs such as the Brazos Valley Community Action Programs (BVCAP) Weatherization Program or the City’s existing Community Development Block Grant (CDBG) funded Minor Home Repair Program. Community Services Department staff will investigate the need for additional weatherization assistance and make a recommendation in 1-2 years.
- **Strategy 7** – Provide education for tenants, landlords, homebuyers, and homeowners to help ensure success.
- Action 1 – Community Services Staff will work with partners to create a home maintenance education and training program in 2-3 years.
  - Action 2 – Community Services Staff will build on the City’s current home buyer education offerings and will work with local partners to create a comprehensive homebuyer education program. This program will equip participants regarding fundamental financial components of homeownership like budgeting, credit, mortgage lending, shopping for a home, and the closing process and will be created in 1-3 years.

- Action 3 – The Community Services Department will work with partners and community stakeholders to create a rental education program. This program will equip participants with information about community resources and skills necessary to fulfill tenant and landlord responsibilities. The Community Services Department will develop this program in the next 1-3 years.
- **Strategy 8** – Continue to seek stakeholder and citizen feedback and direction in the implementation of the Housing Action Plan. P&DS and Community Services Department staff will work to ensure future planning efforts such as transportation and capital improvements consider the goals of the Housing Action Plan in their future planning efforts.
- Action 1 – Create a Housing Plan Oversight Committee to provide guidance, support, and direction in the execution of the plan. The Committee would meet at least quarterly and would be established within a year of the Housing Action Plan’s adoption.
  - Action 2 – The Housing Plan Oversight Committee and City staff will prepare an annual progress report. This will ensure that the Plan is consistently reviewed and that any needed modifications are identified for amendment. Consistent assessment of the relationship between the Plan, the City’s implementing ordinances, and regulations is an essential part of this effort.





# PUBLIC MEETING FEEDBACK - JULY 16, 2024

## City of College Station Housing Action Plan Goals, Strategies, and Actions Summary

At the July 16, 2024 public meeting each Goal, Strategy, And Action was printed on a poster and placed on the wall of the City Hall Bush 4141 Community Room. After a brief presentation of the Housing Action Plan by City staff, each of the 24 attendees to the meeting were given green, yellow, and red sticker dots and asked to place one dot on each Goal, Strategy, and Action. Green indicated that they approved of, or liked the item, yellow indicated they were neutral, and red indicated they did not like or were against the item. Attendees were invited to also write comments on each poster. Below is a summary of the results of this exercise.

- |  |   |  |
|--|---|--|
|  Green Dots |  Yellow Dots |  Red Dots |
|--|---|--|



# Goal 1 - Create more housing units and more diverse housing types

## COMMENTS:

- New construction increases costs.
- Fix the old and preserve neighborhood quality.
- Increase density and affordability very obvious-many samples of failure nationwide.
- Action 1&2 - Research doesn't necessarily bear out that increased density equals increased affordability.
- Goal 1 Action 2 Utility-flood impact?
- Action 1 & 2 are contradictory.
- Action 5 - Need matrix defining affordability.
- Strategy 1 - Why are we increasing density when apartments aren't at capacity?
- Strategy 1 – Who is looking at the architecture of the new builds? They should fit the existing neighborhood. The new build on Highland (in progress) is a complete disappointment.
- No mention of impervious cover percentages/restrictions on any of these plans overall.
- Goal 1 should be to produce and preserve affordable housing to current and future housing.
- Goal 2 should be to create more housing units and..
- Strategy 2 Action 1 – I am opposed to developing neighborhoods consisting of tiny homes.
- Strategy 3 – Fluff, ill-defined.
- Strategy 3 – Current developers seem focused on putting up quick/cheaply built structures. Anything to encourage quality would be a plus.
- Incentivize efficient buildings being built, not the efficiency of the action of building.
- Strategy 3 – define.

° Strategy 1 – Selectively allow increased density

- Action 1 – Amend the Unified Development Ordinance to allow for greater density and housing variety



- Action 2 – Rezone certain areas to allow more density and housing variety



- Action 3 – Create parking requirement reductions or exemptions



- Action 4 – Create pre-approved building plans and development patterns



- Action 5 – Create a process for expedited permitting and reduced or waived fees for affordable housing development



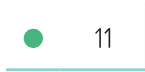
° Strategy 2 – Encourage and allow infill development



- Action 1 – Explore opportunities for infill development when amending the UDO or rezoning for greater density



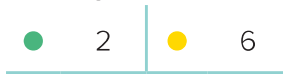
- Action 2 – Investigate allowing or promoting housing on unused institutional or public land



° Strategy 3 – Encourage innovation and sustainability in housing construction



- Action 1 – Create a program to encourage and incentivize alternative and energy-efficient building methods



***Goal 2 - Produce and preserve housing that is affordable to current and future community members***

**COMMENTS:**

- Goal 2 should be To create more housing units and.....
- Rather than focus on homeownership, focus on housing affordability regardless of owner or renters.
- Goal 2 Action 3 – Risky-new homeowners could lose everything!
- Feasible? If I'm working hard to make ends meet. I may not want to also have to supervise tenants.
- Strategy 1 Action 3 – Awesome idea-HFH could help!
- Strategy 1 Action 1 – Permanent deed restrictions can't adapt when the city changes throughout the years and decades.
- Strategy 2 Action 2 – Do this! Awesome idea!
- Strategy 3 Action 1 – Simply allow the density instead of gating it behind conditions. If more units are needed and the neighborhoods can bear the density as grown by the fact that its offered, just allow the more units to be built. This is better than nothing. Status quo<Proposal<Blanket Upzone.
- Strategy 3 Action 3 – Are these exemptions permanent? Example 20 years?
- Strategy 3 Action 3 - Rather than exempt ALL property taxes, just exempt improvements. This keeps all the incentives to build quality & dense housing but prevents the market rate units to balloon in price while the city gets nothing as the city grows & areas become more desirable.
- Strategy 4 Action 1 – Your employer should not also be your landlord. Affordable housing city wide should allow such employees the freedom to choose where they want to live.
- Strategy 4 Action 2 – Texas A&M has no significant skin in the game with regard to on-campus housing, yet they place an out-sized demand on city resources. Why do we all this?
- Strategy 4 Action 2 – This didn't work in the past-too much leverage on employee by employer.

- Strategy 4 Action 2 – Texas A&M, sure but that’s like pulling teeth.
- Strategy 5 Action 1 – Well beyond city’s expertise.
- Strategy 6 Action 2 – My low-income friends don’t perceive of this as being helpful enough. This is why education is important.
- Strategy 7 – Are existing productive & well attended?
- Strategy 7 Action 3 – What are the landlord’s responsibilities with regard to tenants?

° Strategy 1 – Create programs to facilitate homeownership

- Action 1 – Create a deed-restricted homeownership program.



- Action 2 – Pursue partnerships to construct affordable homeownership opportunities



- Action 3 – Pursue tools to help households qualify for financing by helping them to become landlords (live in one half of duplex, etc...)



° Strategy 2 – Create rental housing for income-qualified residents

- Action 1 – Investigate the creation of a Municipal Housing Authority



- Action 2 - Create an inter-generational home share program



° Strategy 3 – Establish funding mechanisms to create affordable housing for rent or purchase

- Action 1 – Create a density bonus system for new development meeting increased density goals



- Action 2 – Create a Local Housing Finance Corporation



- Action 3 – Partner with developers through Housing Public Facility Corporations



- Action 4 – Partner with Low Income Housing Tax Credit (LIHTC) developers



° Strategy 4 – Partner with community stakeholders to develop housing for their constituency



- Action 1 – Work with organizations to create employee / client housing programs



- Action 2 – Create formal mechanisms to collaborate with Texas A&M, Brazos County, and City of Bryan to share data and achieve housing goals



° Strategy 5 – Preserve and enhance existing housing stock – Green dots=3

- Action 1 – Acquire and rehabilitate existing housing stock that is at risk of losing affordability



° Strategy 6 – Prevent displacement of low and moderate-income homeowners



- Action 1 - Create initiative to help homeowners without homestead exemptions to file



- Action 2 – Refer homeowners to existing weatherization programs and possibly create new program



° Strategy 7 – Provide education for tenants, homebuyers, and homeowners



- Action 1 – Create a home maintenance education and training program



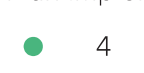
- Action 2 – Create comprehensive homebuyer education training program



- Action 3 – Create a tenant education and training program – Green dots=4, Yellow dots=2, Red dots=1



° Strategy 8 – Continue to seek stakeholder and citizen feedback and direction on Housing Action Plan implementation



- Action 1 – Create a Housing Action Plan Implementation Committee



## OTHER THOUGHTS AND IDEAS:

Make sure low-income housing is distributed evenly throughout the city not concentrated.

Not much reference to specific intended areas or zoning types. Hope to see more of that moving forward!

Utilize Midtown Industrial Park which has no demand & no available workforce for affordable housing.

Multi-tenant housing and single-family housing are incompatible. Strengthen support of HOA deed restrictions.

Goal 2 should be Goal 1 and Goal 1 should become Goal 2 – it matters.

What is the plan to hold A&M's and Blinn's feet to the fire with regard to helping by adding significant on-campus housing?

Goal 2, Strategy 3, Action 3: I believe tax exemptions should have an expiration date.

Selectively allow increased density-be careful with this. If you rule certain neighborhoods off limits close to A&M, you might as well not do density at all.

Recommendation-allow "gentle-fication" – allow every neighborhood parcel to increase in density one level. SFH, townhomes, tri-plex, etc. Would also avoid the otherwise unavoidable consequence of looking like you're only pushing density in poorer neighborhoods with no political power.



# COMMUNITY PARTICIPATION SUMMARY

The public input process was designed to understand the housing needs, choices, and preferences of people who live, work, or go to school in the City of College Station. Input was gathered through three separate surveys, two public meetings, and two builder/developer focus groups.

Each of the following surveys opened on February 15, 2024, and closed on April 5, 2024:

- General Survey – 712 responses
- Student Survey – 1,637 responses
- Employer Survey – 53 responses

An additional survey to gather feedback on the Draft Goals, Strategies, Actions Report of the Housing Action Plan opened on July 1, 2024 and closed on August 19, 2024. This survey had 147 responses.

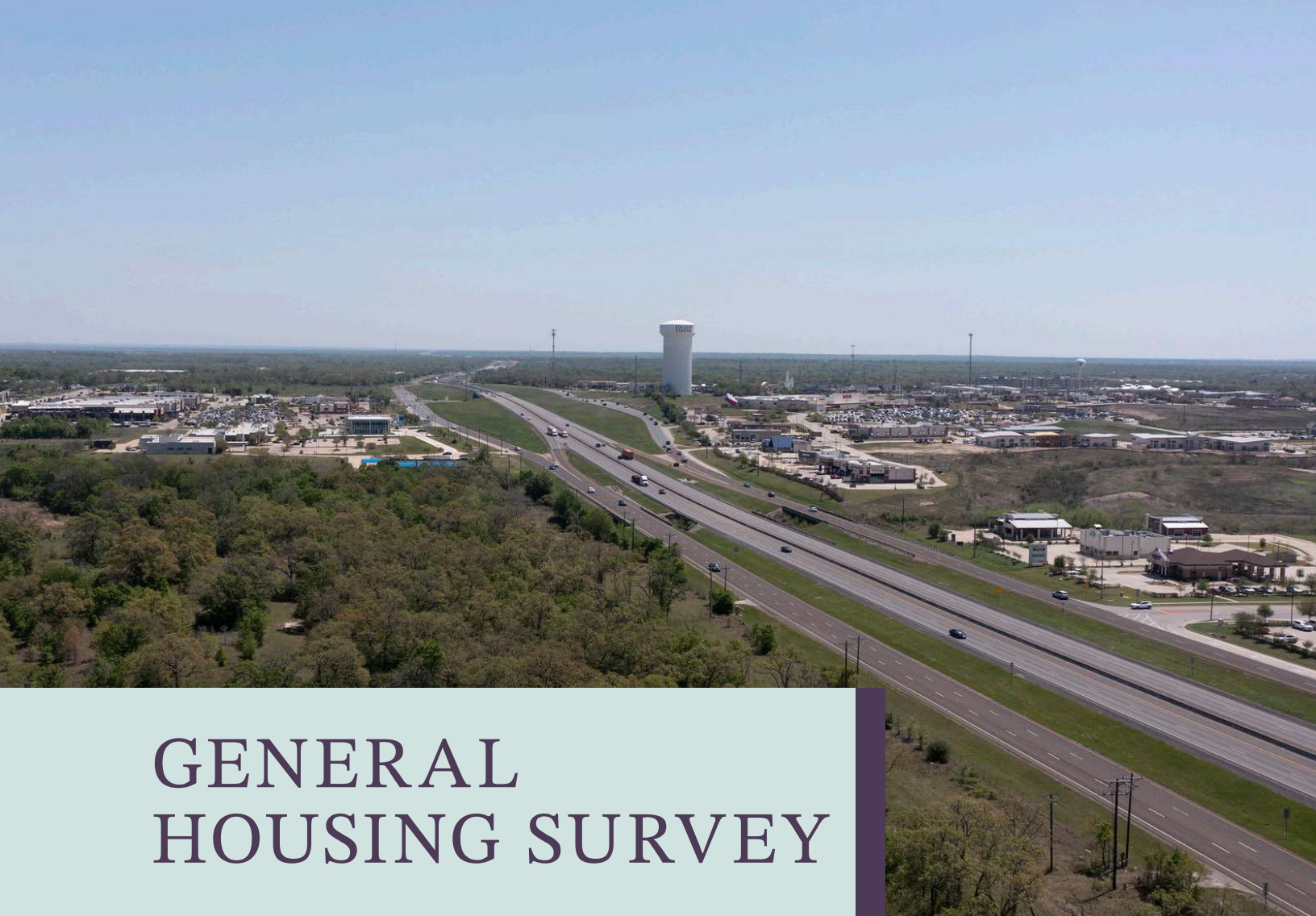
Survey results and analysis follow as part of this section.

Four public meetings were also held with 48 community members attending:

- The first was on March 21, 2024 at the College Station MTF Assembly Room at 1601 Graham Rd.
- The second was on March 26, 2024 in the City of College Station City Council Chambers.
- The third was on July 16, 2024 in the City Hall Bush 4141 Community Room.
- The fourth was a virtual meeting held on July 17, 2024.

Additionally, two builder/developer focus groups were held in partnership with the Greater Brazos Valley Builders Association.

The Housing Action Plan Steering Committee and City Staff used data gathered through the public participation process to inform the development of the Goals, Strategies, Actions Section of the Housing Action Plan.



# GENERAL HOUSING SURVEY

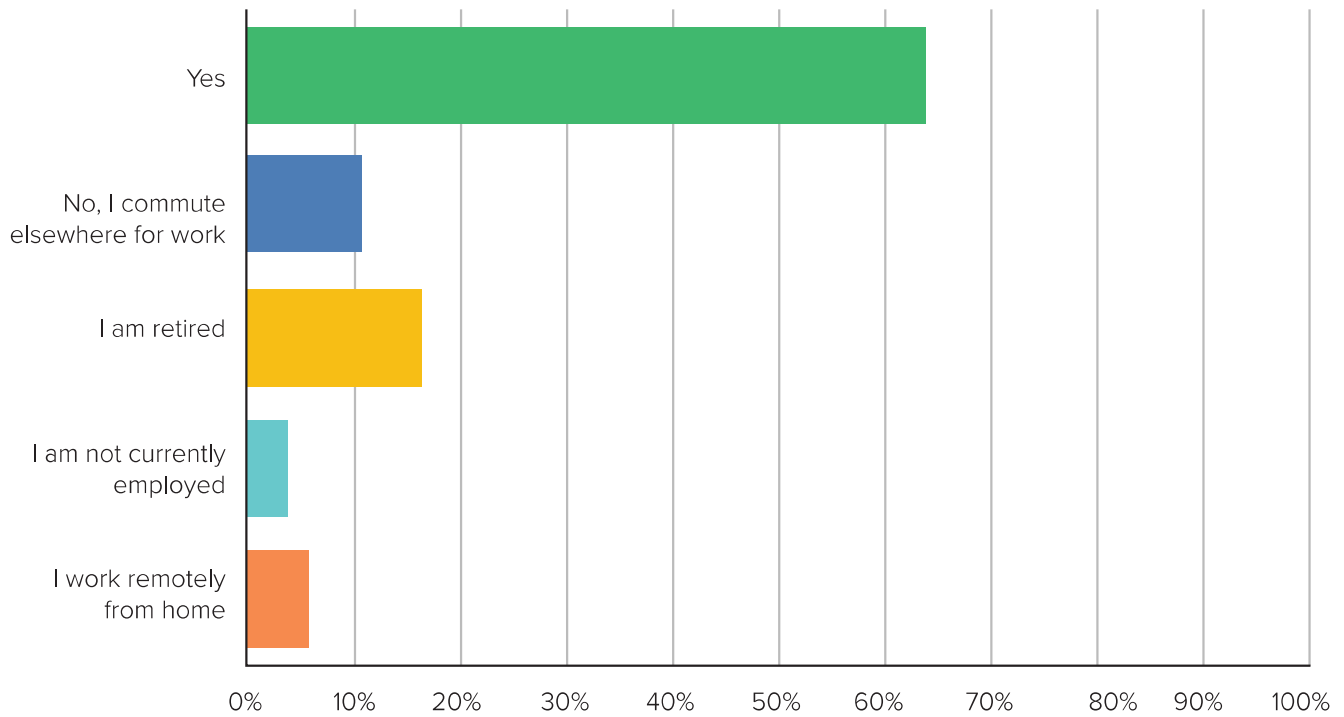
## SURVEY RESULTS

*Q1- What is your zip code?*

Answered: 712 Skipped: 0

## Q2- Do you work inside the College Station city limits?

Answered: 712 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	63.48%	452
No, I commute elsewhere for work	10.67%	76
I am retired	16.43%	117
I am not currently employed	3.93%	28
I work remotely from home	5.48%	39
<b>TOTAL</b>		<b>712</b>



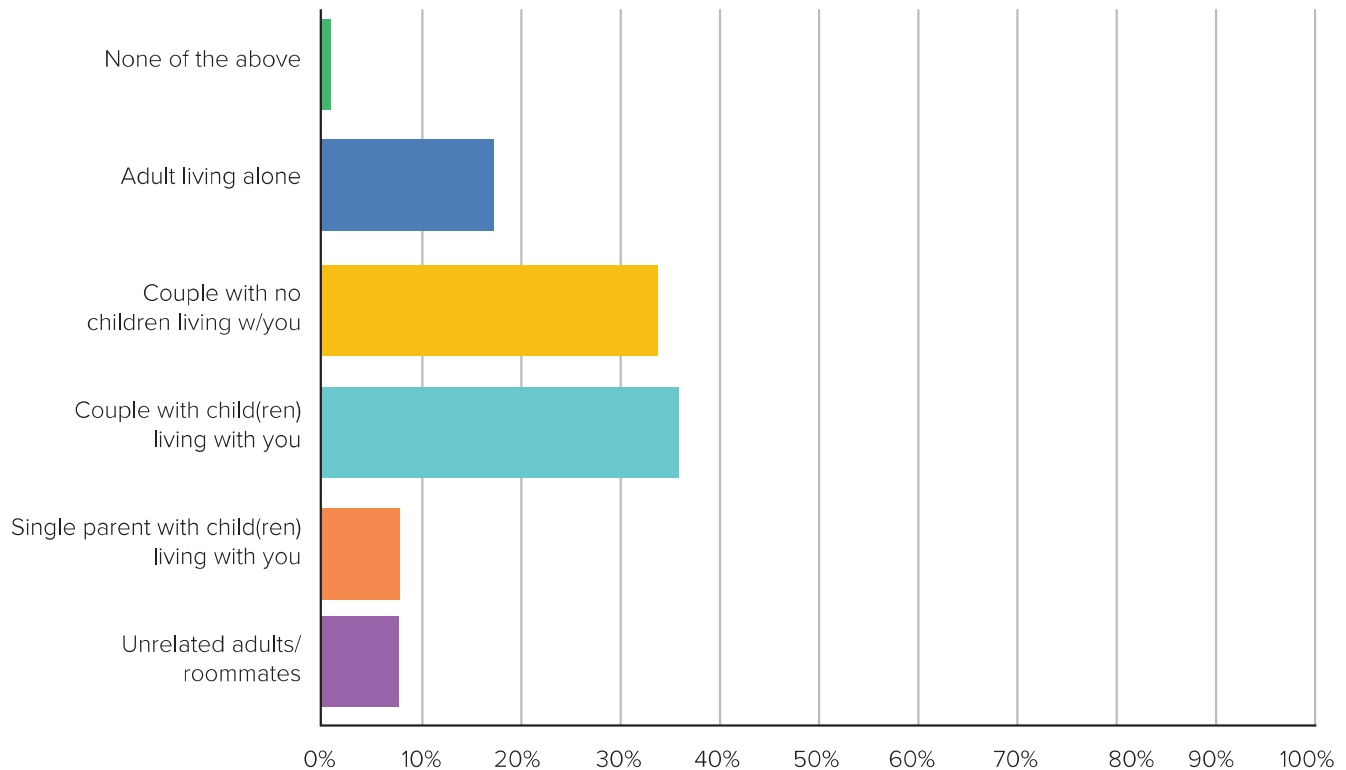
### Q3 - How many people in your household fall into the following age groups, including yourself?

Answered: 712 Skipped: 0

ANSWER CHOICES	RESPONSES	
Under 18	43.96%	313
18 to 35	46.07%	328
36 to 55	47.89%	341
55 to 65	26.54%	189
Over 65	27.39%	195

### Q4 - Which of the following best describes your household?

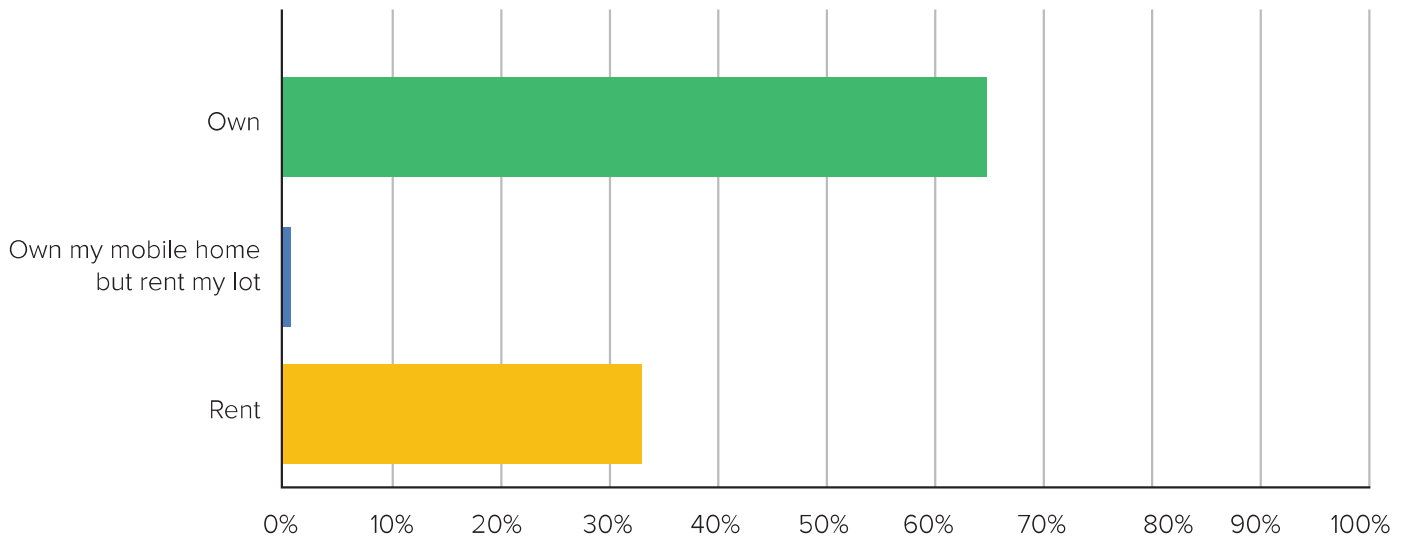
Answered: 712 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above	0.56%	4
Adult living alone	16.29%	116
Couple with no child(ren) living with you	33.01%	235
Couple with child(ren) living with you	35.67%	254
Single parent with child(ren) living with you	7.02%	50
Unrelated adults/roommates	7.44%	53
<b>TOTAL</b>		<b>712</b>

### Q5 - Do you own the place you live in or rent?

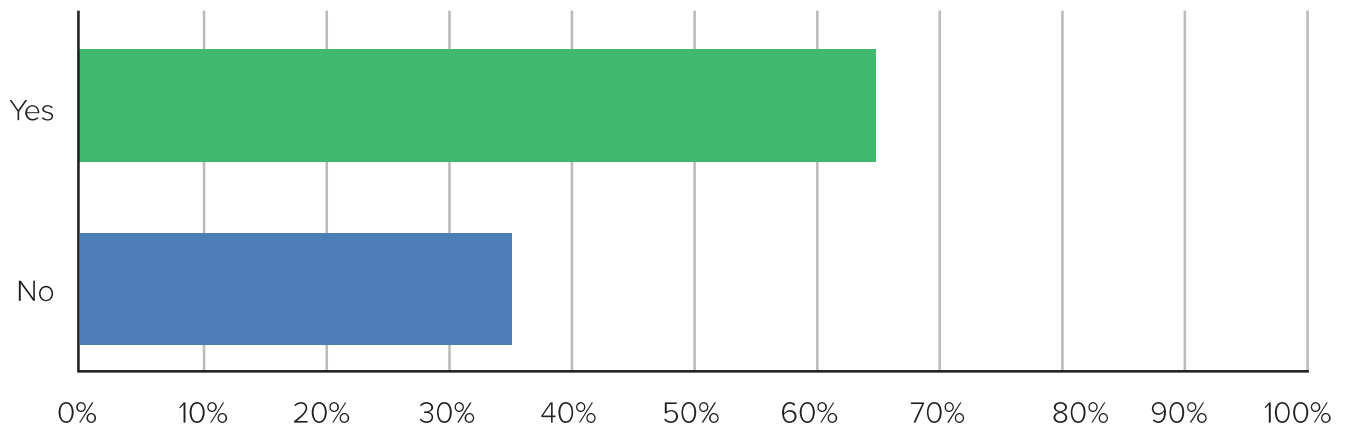
Answered: 712 Skipped: 0



ANSWER CHOICES	RESPONSES	
Own	65.17%	464
Own my mobile home but rent my lot	0.84%	6
Rent	33.99%	242
TOTAL		712

### Q6 - Do you have a mortgage?

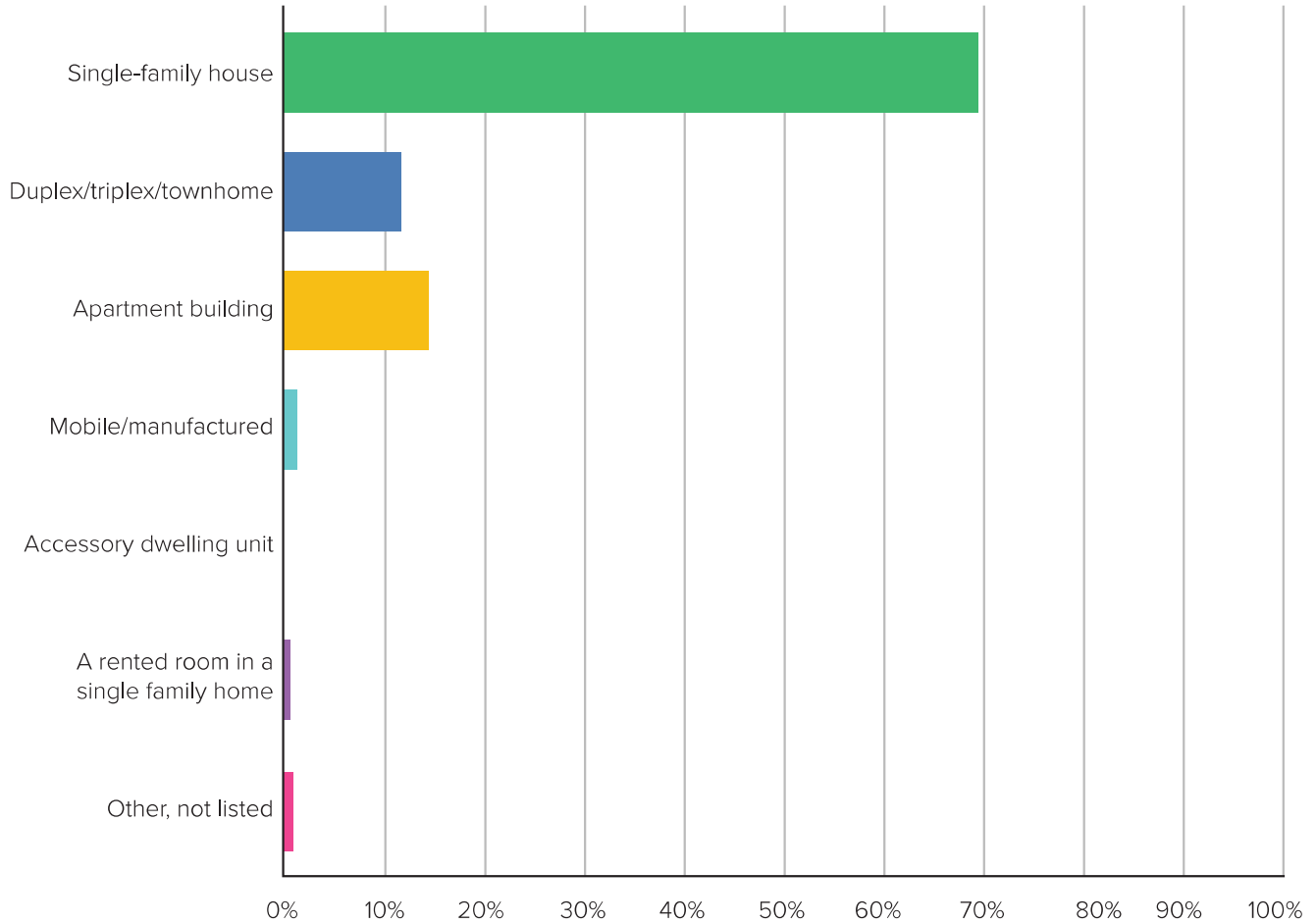
Answered: 461 Skipped: 251



ANSWER CHOICES	RESPONSES	
Yes	64.86%	299
No	35.14%	162
TOTAL		461

## Q7 - Which of the following best describes the housing you live in?

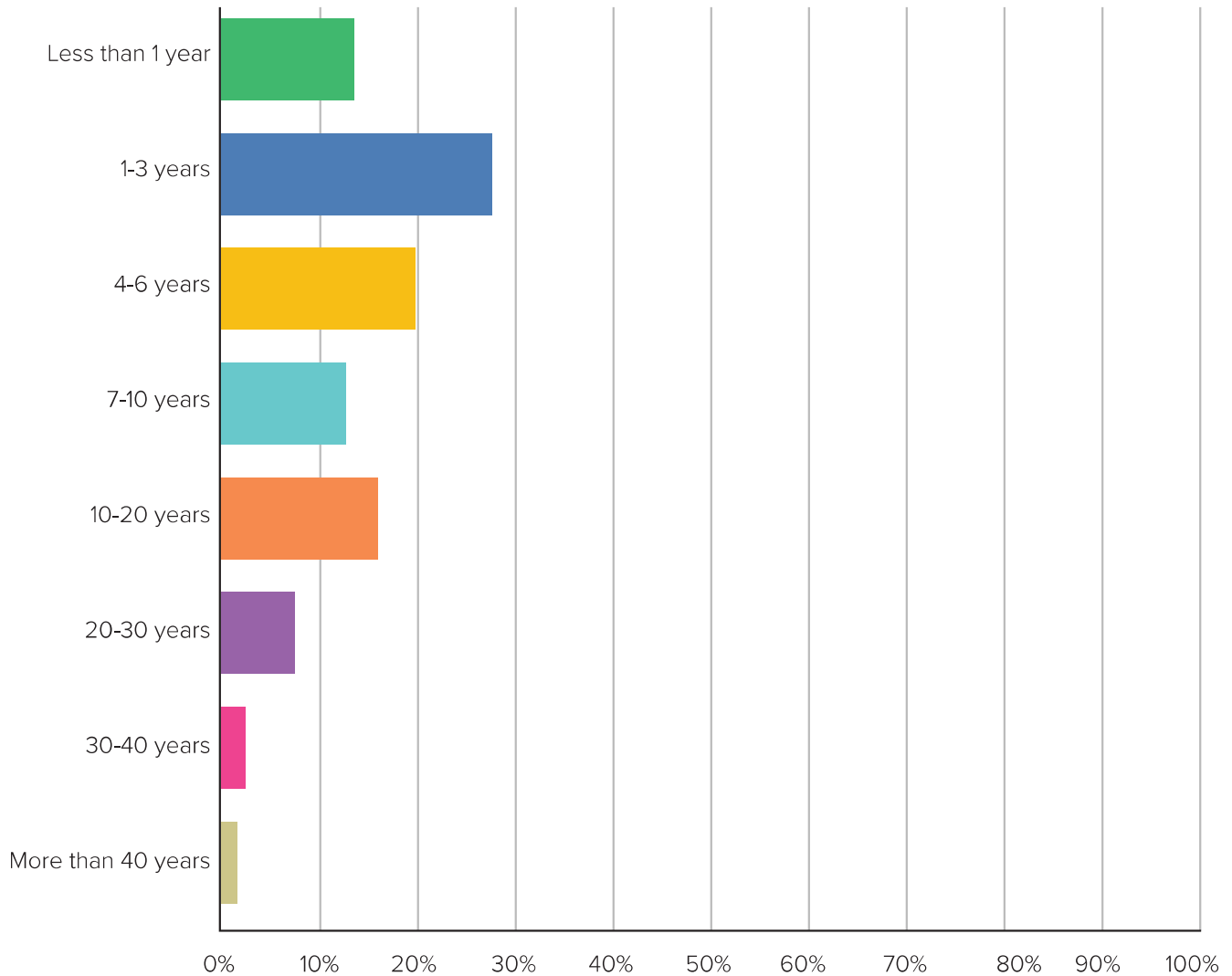
Answered: 489 Skipped: 223



ANSWER CHOICES	RESPONSES	
Single-family house	69.33%	339
Duplex/triplex/townhome (shares walls with other dwellings)	12.68%	62
Apartment building	14.31%	70
Mobile/manufactured home/trailer	1.43%	7
Accessory dwelling unit (a smaller detached unit located on the same lot as a single family home)	0.20%	1
A rented room in a single family home	0.82%	4
Other, not listed (please specify)	1.23%	6
<b>TOTAL</b>		<b>489</b>

## Q8 - How long have you lived at your address?

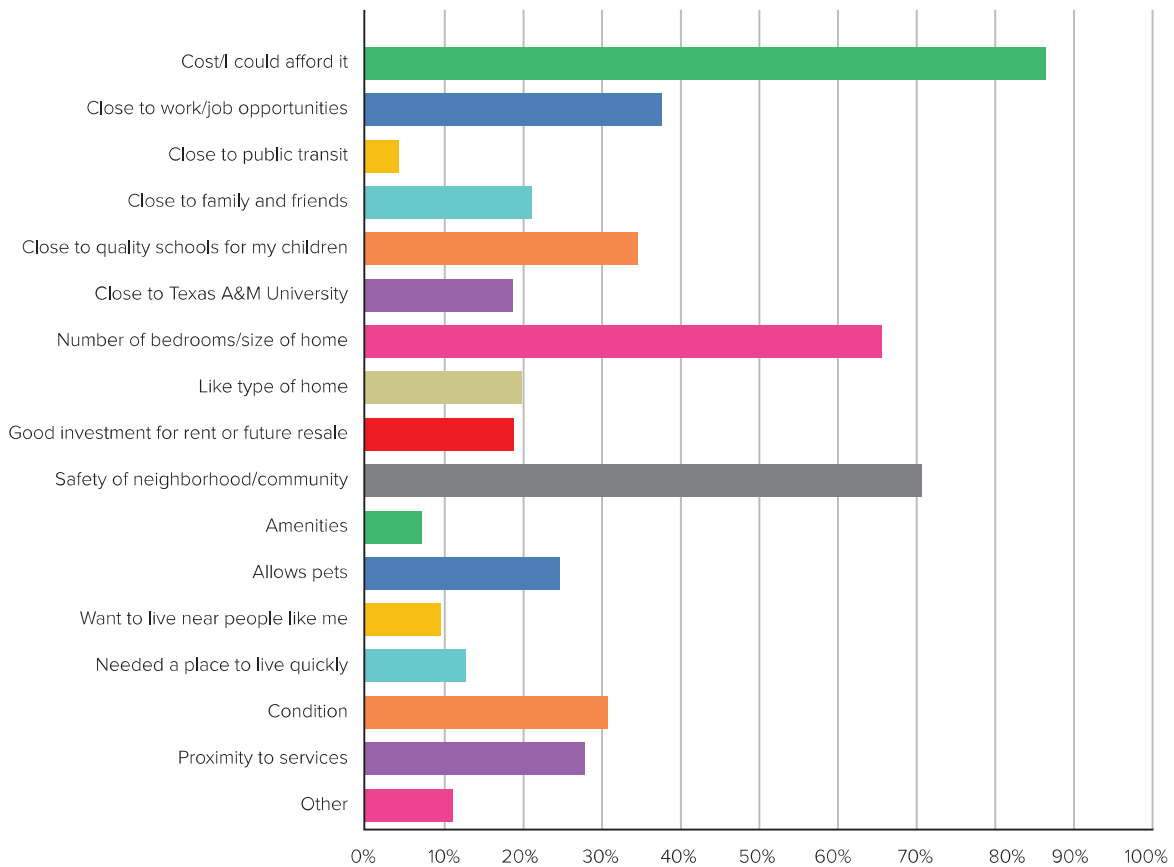
Answered: 489 Skipped: 223



ANSWER CHOICES	RESPONSES	
Less than 1 year	14.11%	69
1-3 years	26.79%	131
4-6 years	20.04%	98
7-10 years	11.86%	58
10-20 years	15.54%	76
20-30 years	6.54%	32
30-40 years	3.07%	15
More than 40 years	2.04%	10
<b>TOTAL</b>		<b>489</b>

**Q9 - Which factors were most important to you when choosing the place in which you live? Please select the five most important factors**

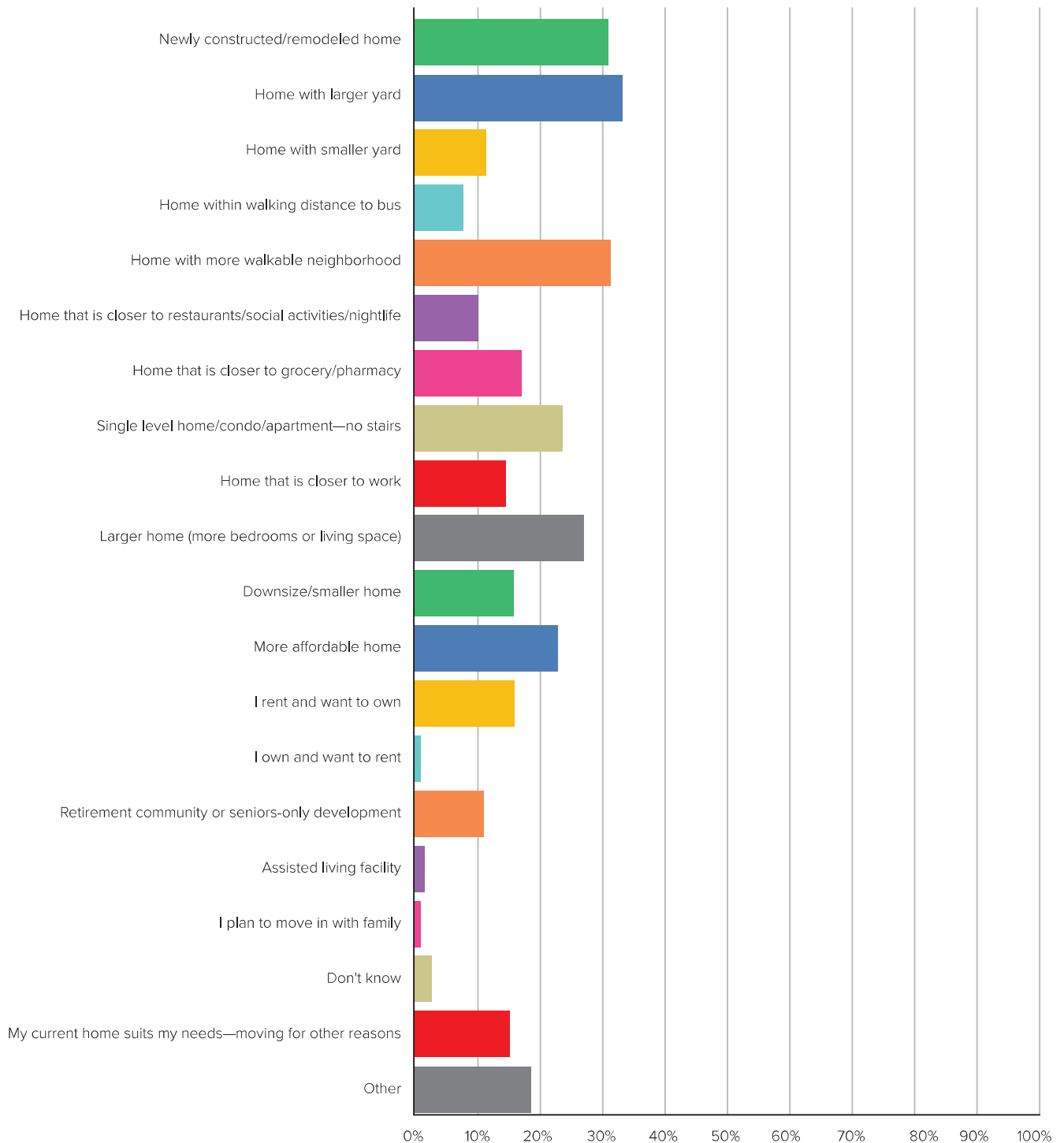
Answered: 489 Skipped: 223



ANSWER CHOICES	RESPONSES	
Cost/I could afford it	85.89%	420
Close to work/job opportunities	37.63%	184
Close to public transit	4.91%	24
Close to family and friends	20.86%	102
Close to quality schools for my children	34.36%	168
Close to Texas A&M University	18.61%	91
Number of bedrooms/size of home	65.24%	319
Like type of home/apartment/townhouse/duplex, etc.	19.84%	97
Good investment for rent or future resale	19.22%	94
Safety of neighborhood/community	70.55%	345
Amenities (pool, gym, laundry, community room)	6.54%	32
Allows pets	24.95%	122
Want to live near people like me	9.82%	48
Needed a place to live quickly	13.50%	66
Condition (upkeep, amenities, quality of appliances/finishes, etc.)	30.47%	149
Proximity to services (church, schools, transit, retail areas, parks, etc.)	26.99%	132
Other (please specify)	10.63%	52
<b>TOTAL</b>		<b>489</b>

*Q10 - If you were to move in the next five years, what type of housing would best suit your needs? Select all that apply.*

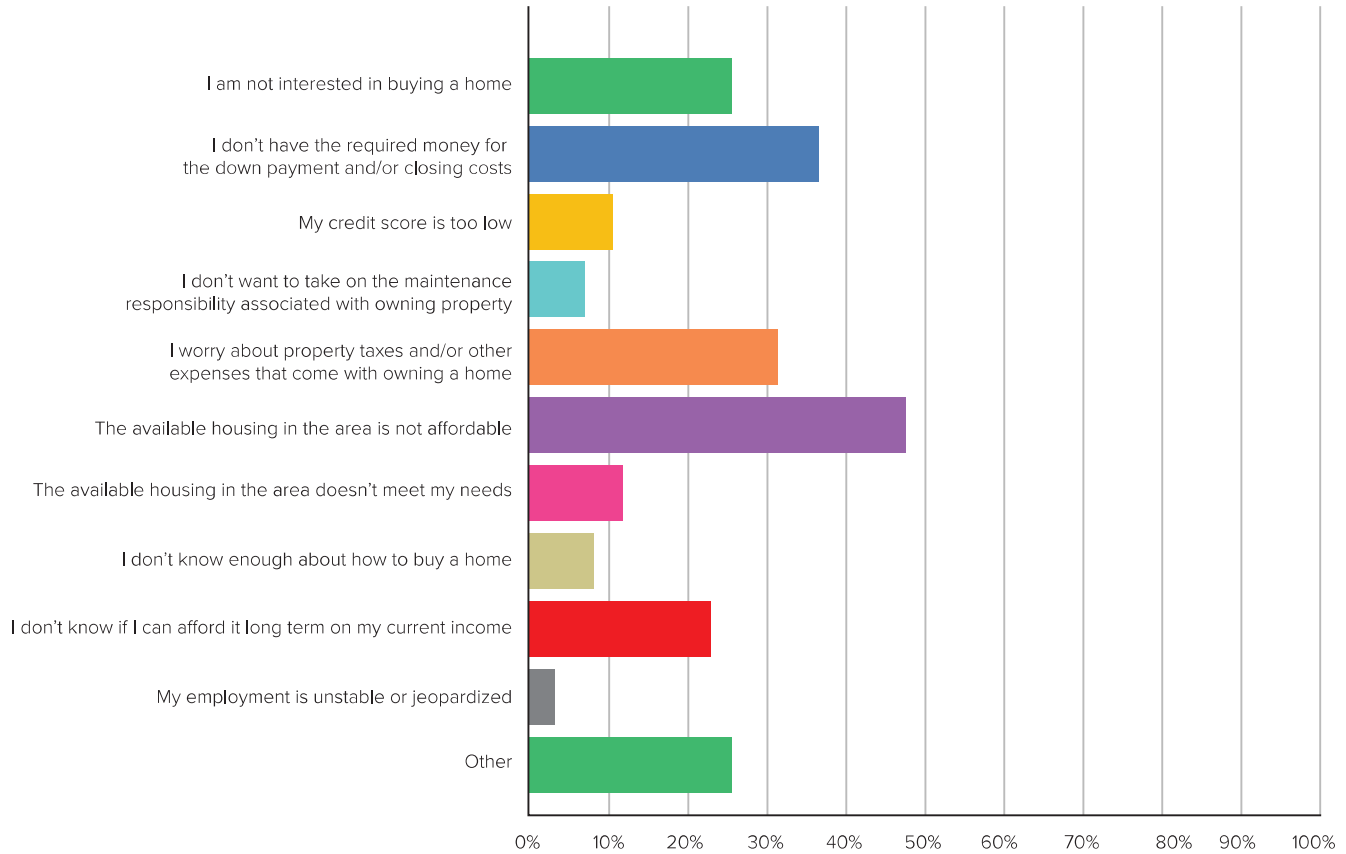
Answered: 489 Skipped: 223



ANSWER CHOICES	RESPONSES	
Newly constructed/remodeled home	30.47%	149
Home with larger yard	33.74%	165
Home with smaller yard	11.25%	55
Home within walking distance to bus	6.34%	31
Home with more walkable neighborhood	32.11%	157
Home that is closer to restaurants/social activities/nightlife	10.02%	49
Home that is closer to grocery/pharmacy	15.75%	77
Single level home/condo/apartment—no stairs	24.13%	118
Home that is closer to work	14.93%	73
Larger home (more bedrooms or living space)	26.58%	130
Downsize/smaller home	15.34%	75
More affordable home	32.92%	161
I rent and want to own	24.95%	122
I own and want to rent	0.82%	4
Retirement community or seniors-only development	10.63%	52
Assisted living facility	2.25%	11
I plan to move in with family	1.43%	7
Don't know	3.27%	16
My current home suits my needs—I plan to move for other reasons (specify below)	14.31%	70
Other (please specify)	18.61%	91
<b>TOTAL</b>		<b>489</b>

## Q11 - What is keeping you from buying a home? Select all that apply.

Answered: 489 Skipped: 223



ANSWER CHOICES	RESPONSES	
I am not interested in buying a home	25.97%	127
I don't have the required money for the down payment and/or closing costs	35.99%	176
My credit score is too low	10.22%	50
I don't want to take on the maintenance responsibility associated with owning property	6.13%	30
I worry about property taxes and/or other expenses that come with owning a home	31.70%	155
The available housing in the area is not affordable	47.24%	231
The available housing in the area doesn't meet my needs	12.27%	60
I don't know enough about how to buy a home	7.36%	36
I don't know if I can afford it long term on my current income	22.09%	108
My employment is unstable or jeopardized	3.89%	19
Other (please specify)	24.74%	121
<b>TOTAL</b>		<b>489</b>

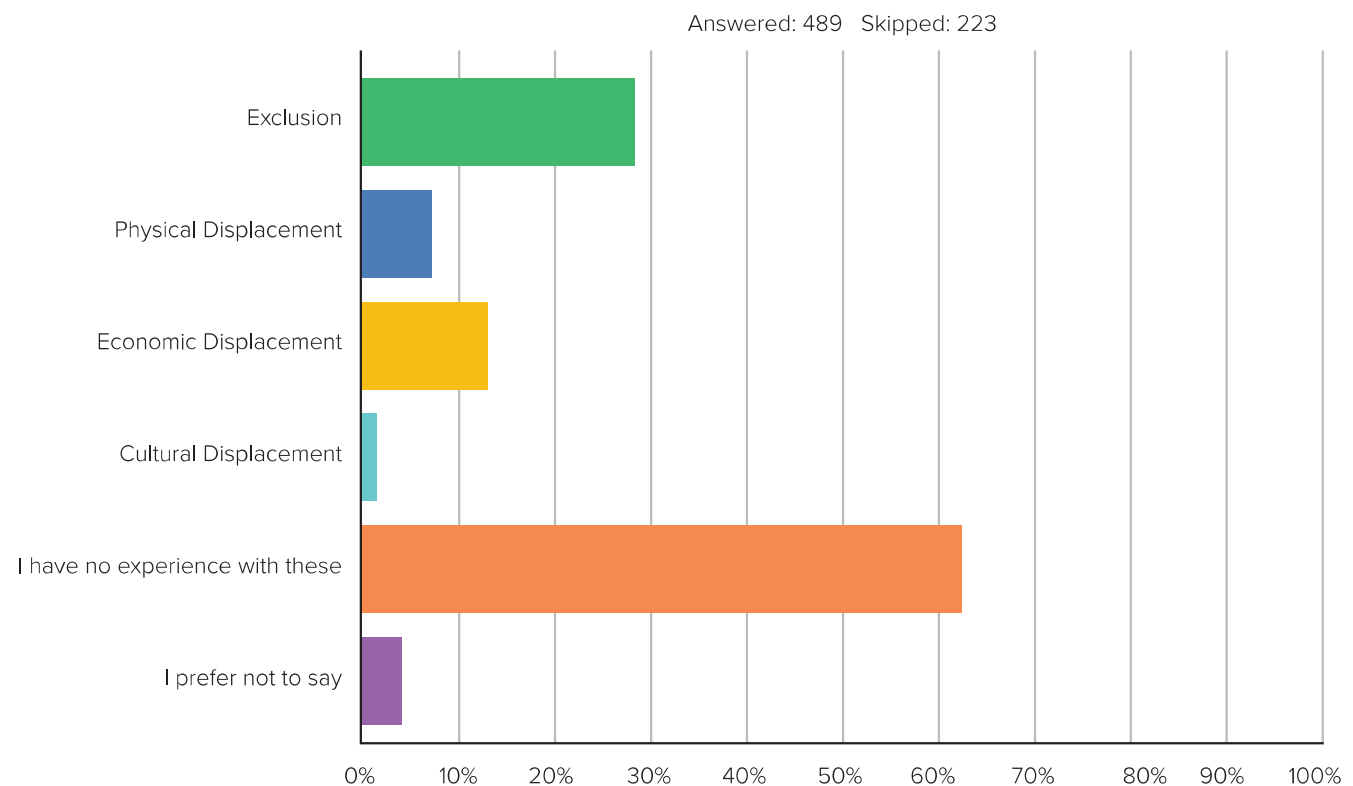


**Q12 - We would like to collect data on your experience with displacement, if you have experienced any.**

There are several types of displacement:

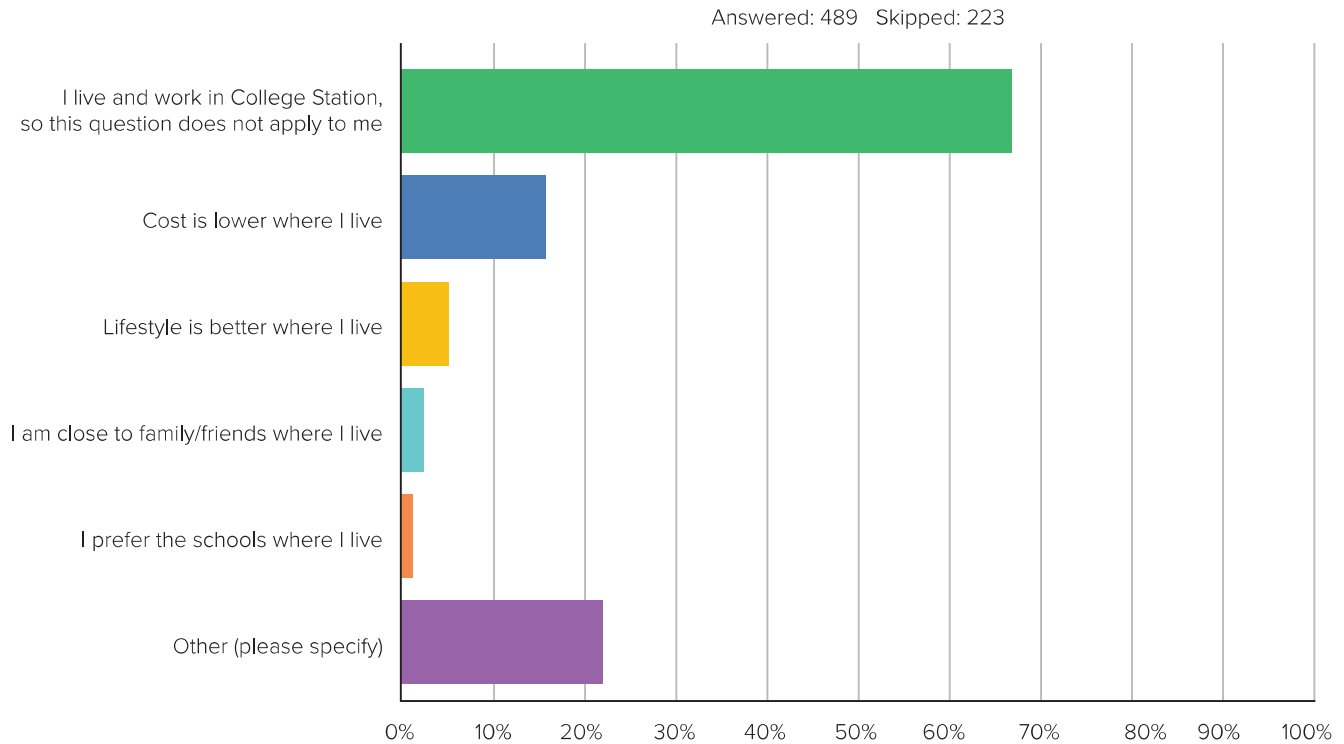
- **Exclusion:** being excluded from living in a desirable neighborhood due to a lack of housing options you can afford
- **Physical Displacement:** having to leave your home because it was being sold, renovated, or redeveloped; it was in an unlivable condition; or you were evicted
- **Economic Displacement:** having to leave your home because you can no longer afford rent or mortgage or you can no longer afford/access your daily needs like a grocery store, public transit, etc.
- **Cultural Displacement:** leaving your neighborhood because you can no longer afford or access your cultural needs such as culturally appropriate stores or spaces

**Based on the definitions provided, have you experienced the following situations while living in College Station? Select all that apply.**



ANSWER CHOICES	RESPONSES	
Exclusion	27.40%	134
Physical Displacement	6.75%	33
Economic Displacement	13.29%	65
Cultural Displacement	2.04%	10
I have no experience with these	61.35%	300
I prefer not to say	4.09%	20
<b>TOTAL</b>		<b>489</b>

**Q13 - If you and/or the head of your household is employed in College Station but live outside the City of College Station, why? Select all that apply.**



ANSWER CHOICES	RESPONSES	
I live and work in College Station, so this question does not apply to me	65.64%	321
Cost is lower where I live	14.93%	73
Lifestyle is better where I live	4.91%	24
I am close to family/friends where I live	2.86%	14
I prefer the schools where I live	1.43%	7
Other (please specify)	21.68%	106
<b>TOTAL</b>		<b>489</b>

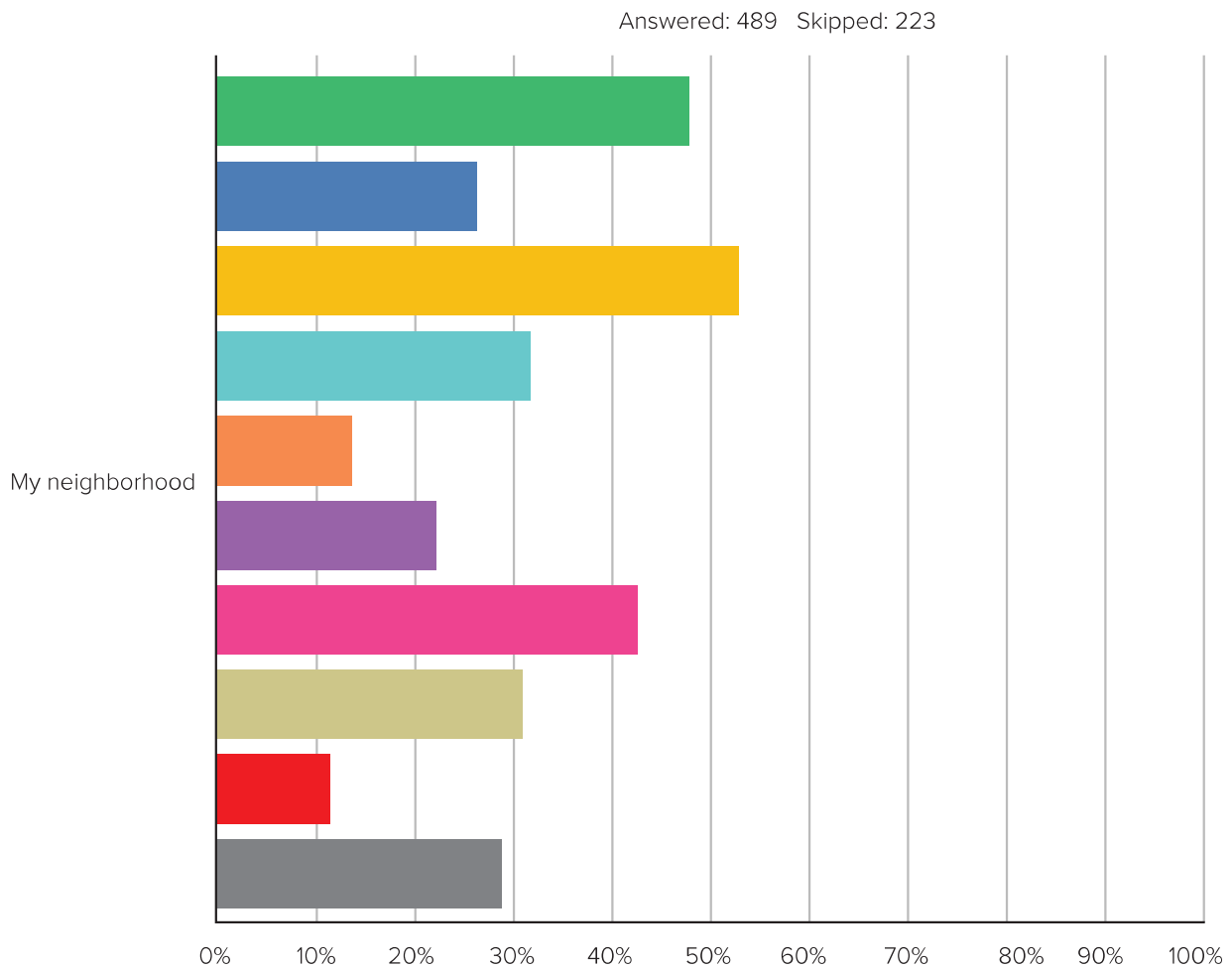
***Q14 - Solutions to housing and affordability challenges often involve adding more housing options to communities and neighborhoods.***

This section will ask you to indicate which housing types and for which resident groups are most appropriate in your current neighborhood, other neighborhoods in College Station, or nowhere in College Station. Indicate if the following types of housing are appropriate in your neighborhood, other neighborhoods in College Station, or not appropriate anywhere in College Station.

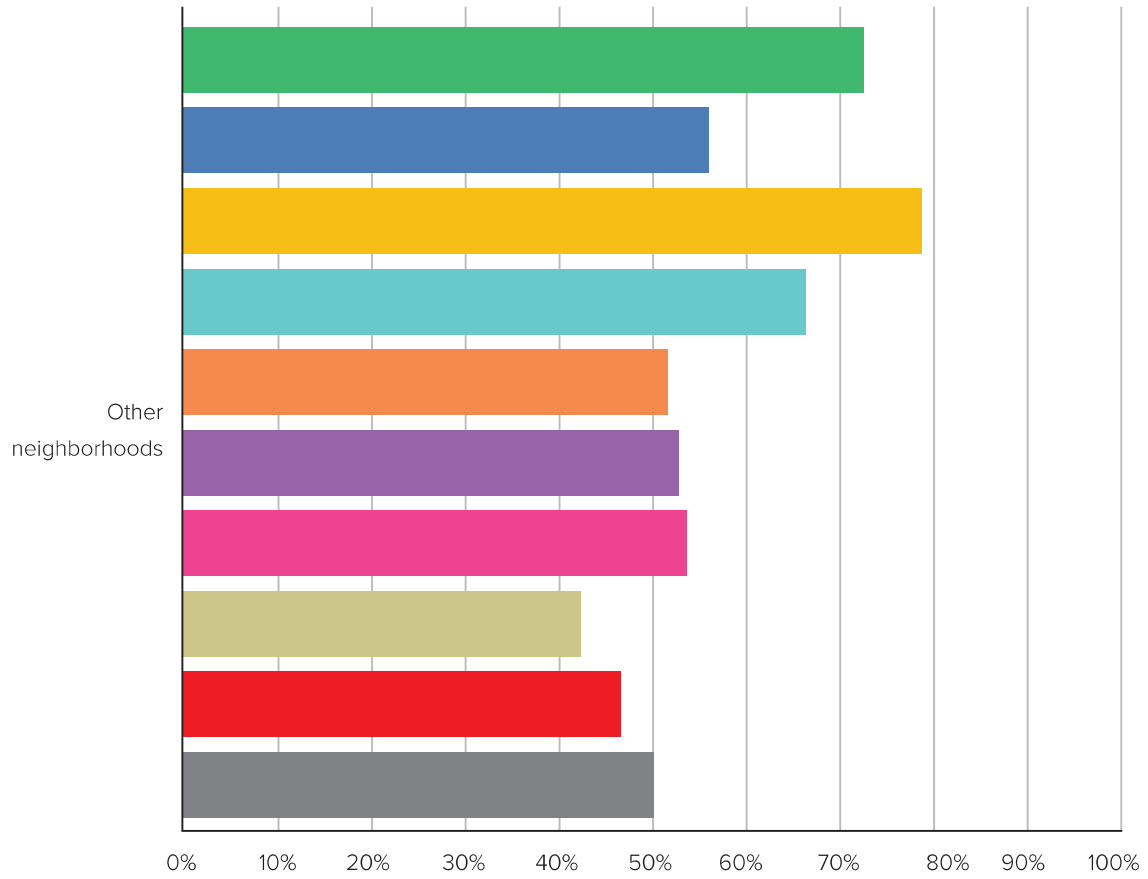
\* An accessory dwelling unit is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home.

\*\* A manufactured home, sometimes referred to as a mobile home or trailer, are houses completely constructed in a factory and built on a fixed, steel chassis (rather than a permanent foundation). Manufactured homes are built to a national building code administered by the US Department of Housing and Urban Development.

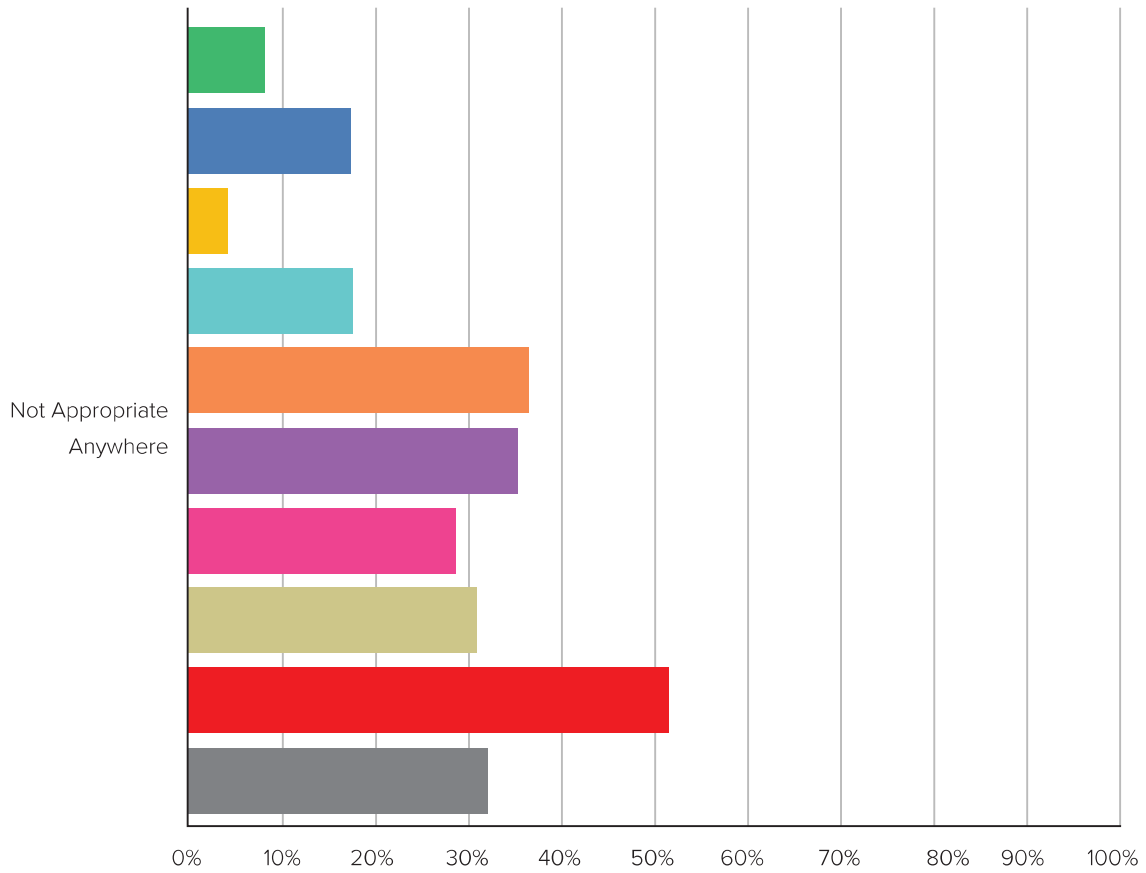
\*\*\* A modular home is built offsite in a factory and assembled on a permanent foundation. Modular homes are built to all applicable state and local building codes.

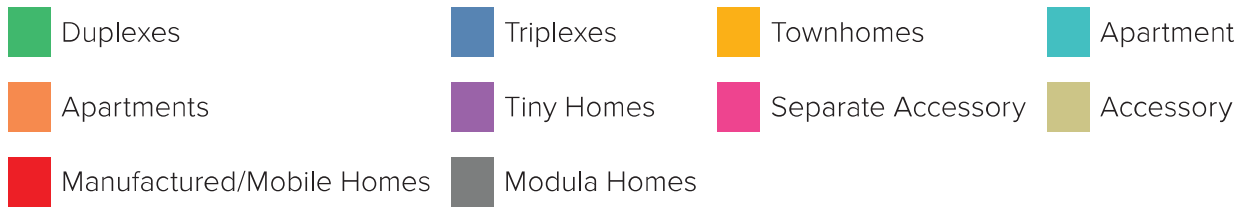


Answered: 489 Skipped: 223



Answered: 489 Skipped: 223

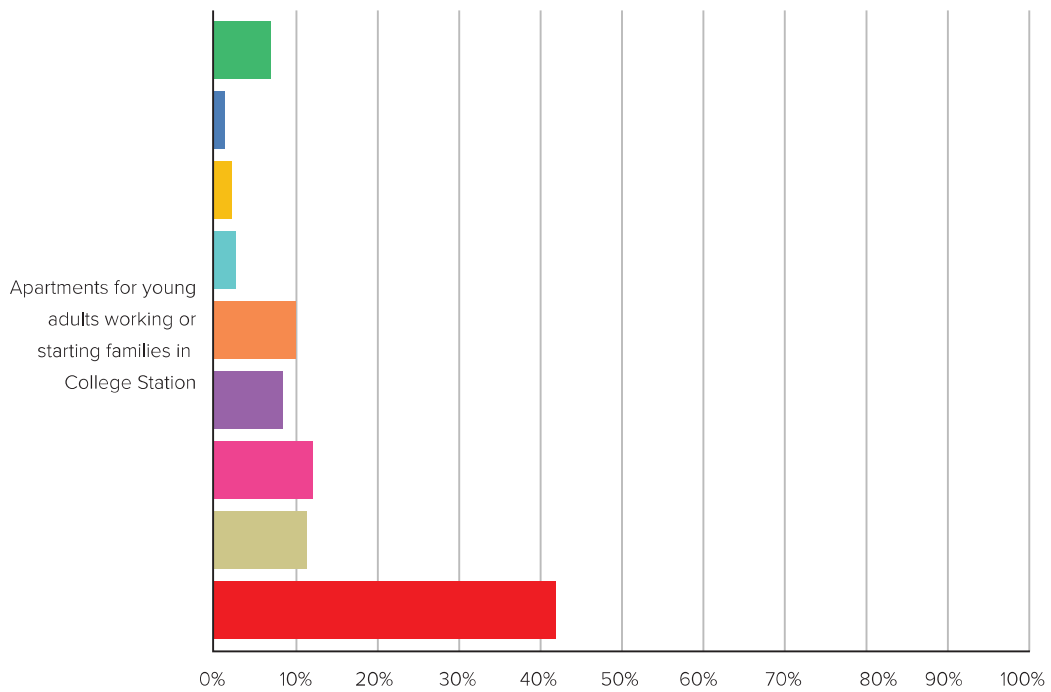
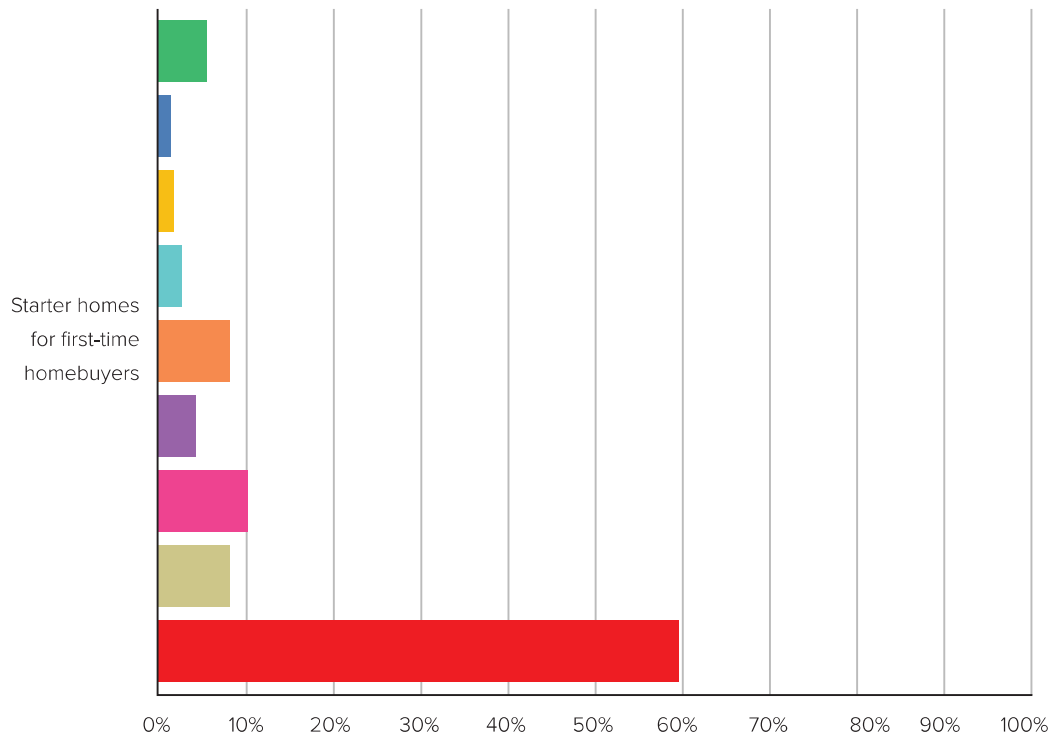


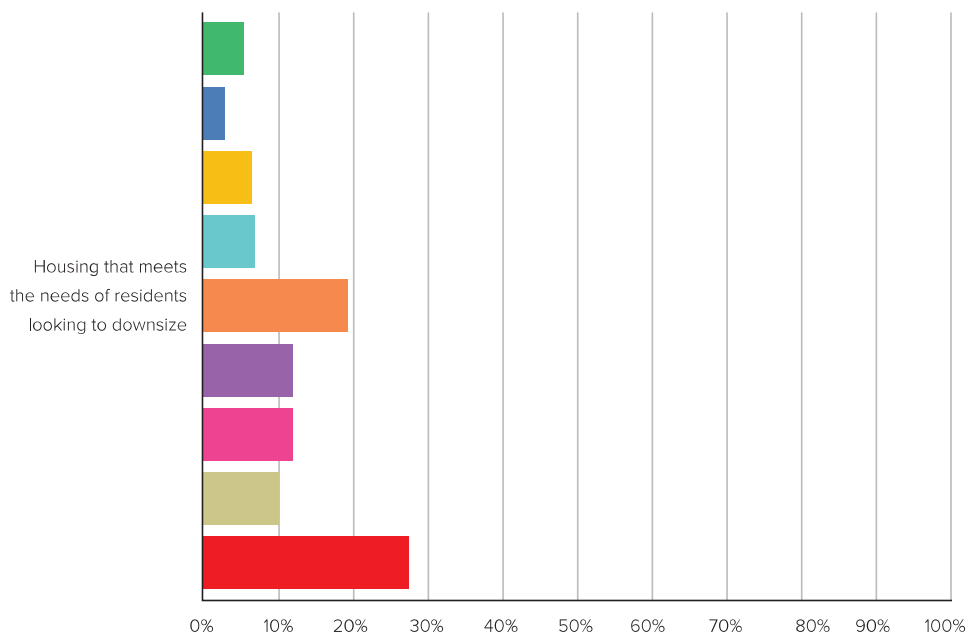
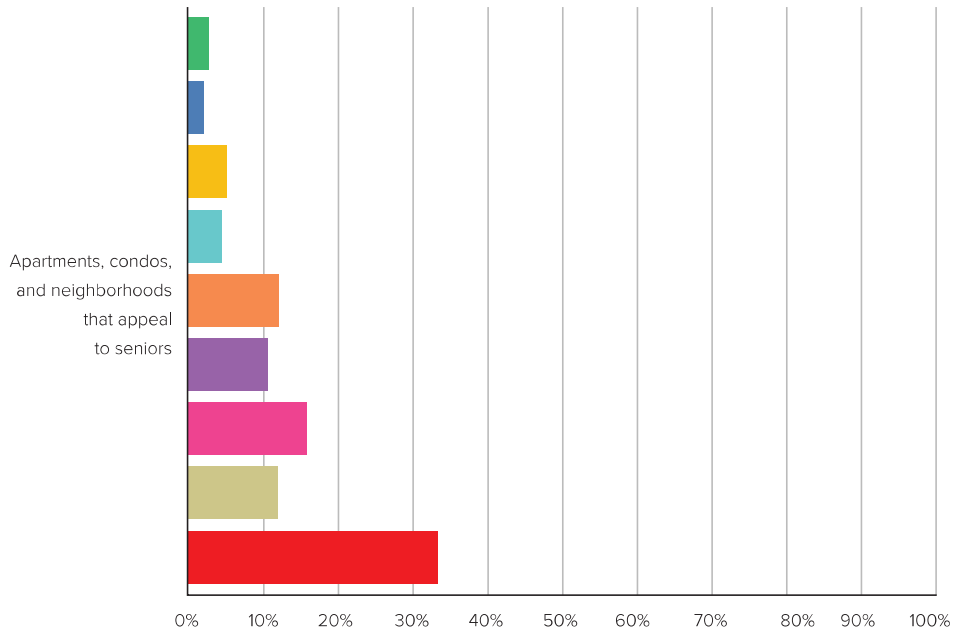
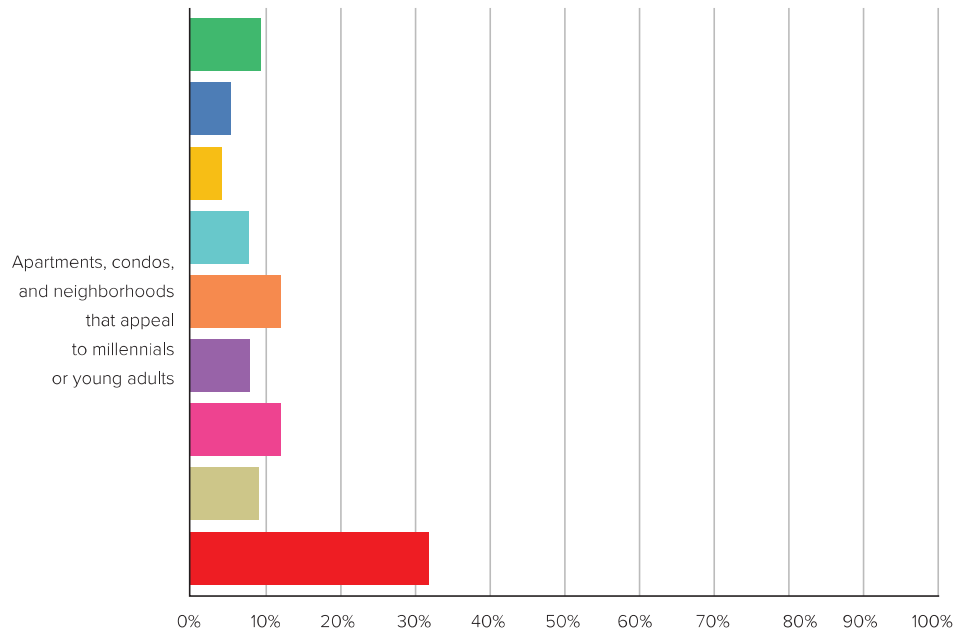


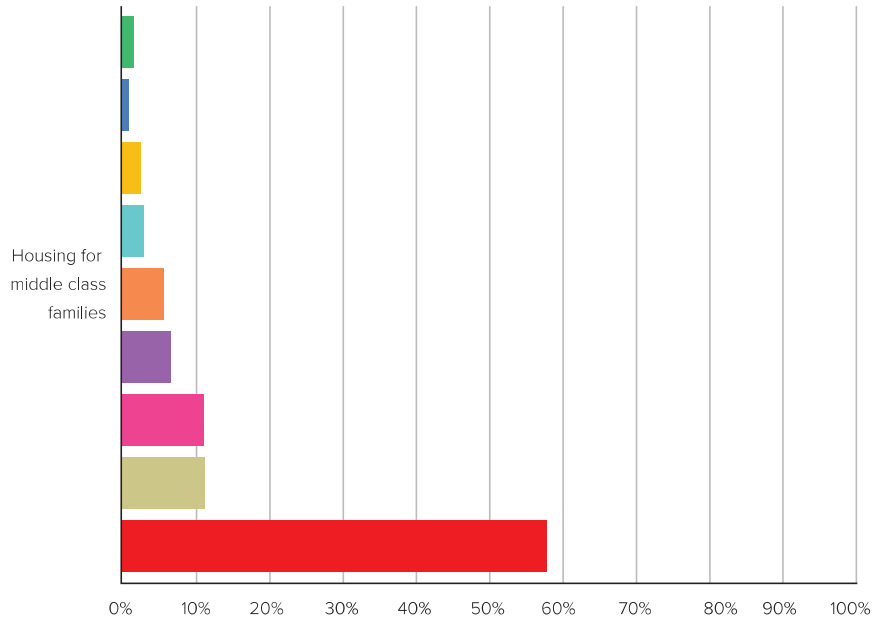
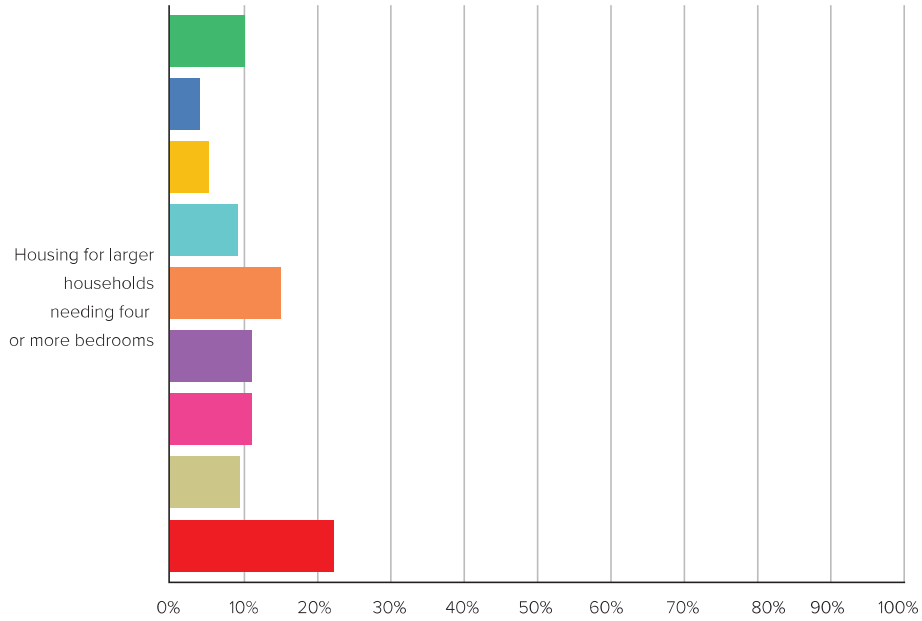
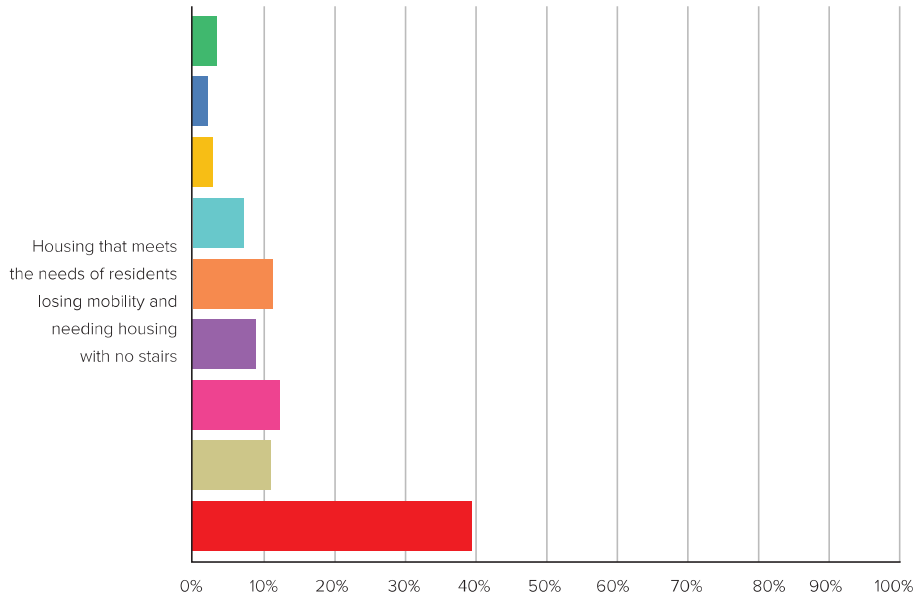
	DUPLEXES	TRIPLEXES	TOWNHOMES	APARTMENT BUILDINGS UP TO 3 STORIES NEAR MAJOR ROADS	APARTMENT BUILDINGS WITH MORE THAN 3 STORIES NEAR MAJOR ROADS	TINY HOMES (>500 SQ.FT.)	SEPARATE ACCESSORY DWELLING UNITS*, ATTACHED AND UNATTACHED
My Neighborhood	47.70% 176	25.75% 95	52.30% 193	31.98% 118	13.82% 51	22.76% 84	42.28% 156
Other Neighborhoods	72.08% 302	55.85% 234	78.76% 330	65.63% 275	50.60% 212	51.79% 217	53.22% 223
Not Appropriate Anywhere	7.84% 21	16.79% 45	4.48% 12	17.16% 46	36.57% 98	35.45% 95	28.36% 76

*Q15 - On a scale of 1 to 9, where 9 means extremely important and 1 is not at all important, how important is it to you that College Station's housing supply includes the following types of homes?*

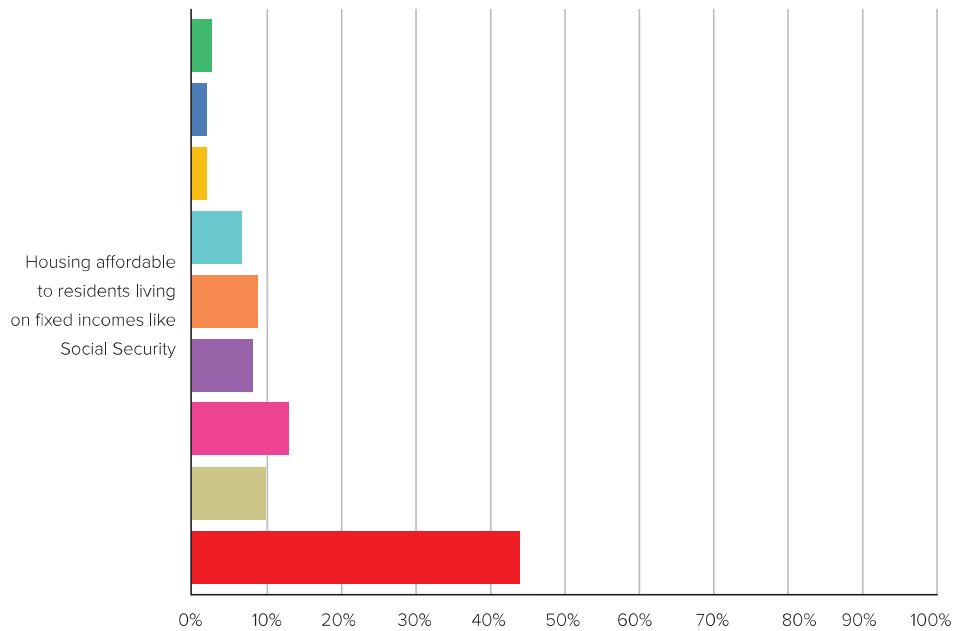
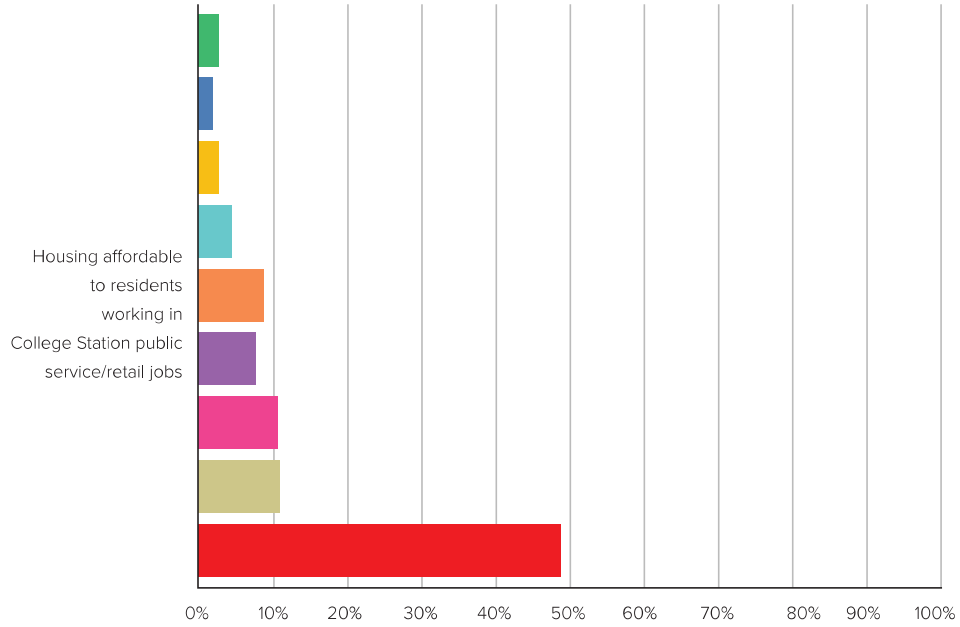
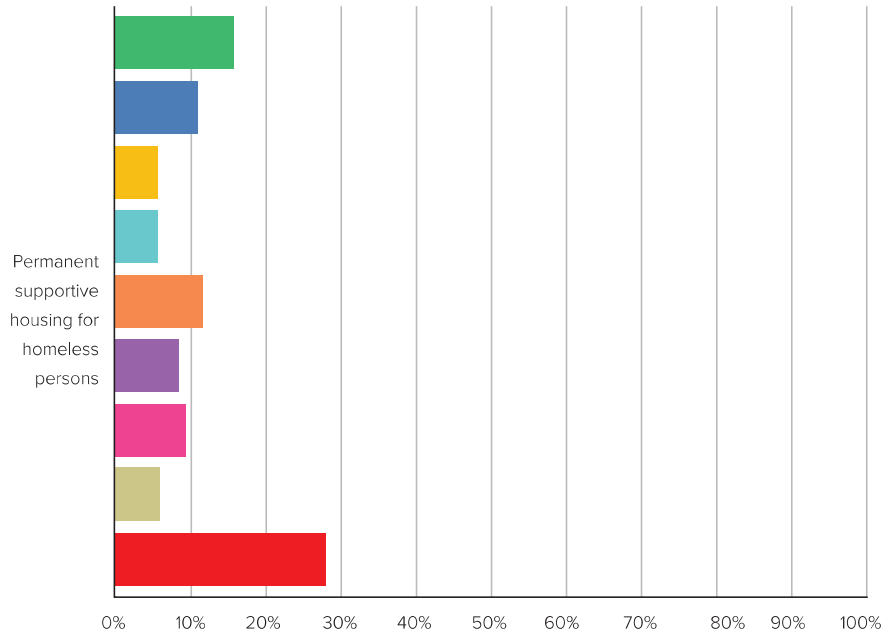
Answered: 489 Skipped: 223

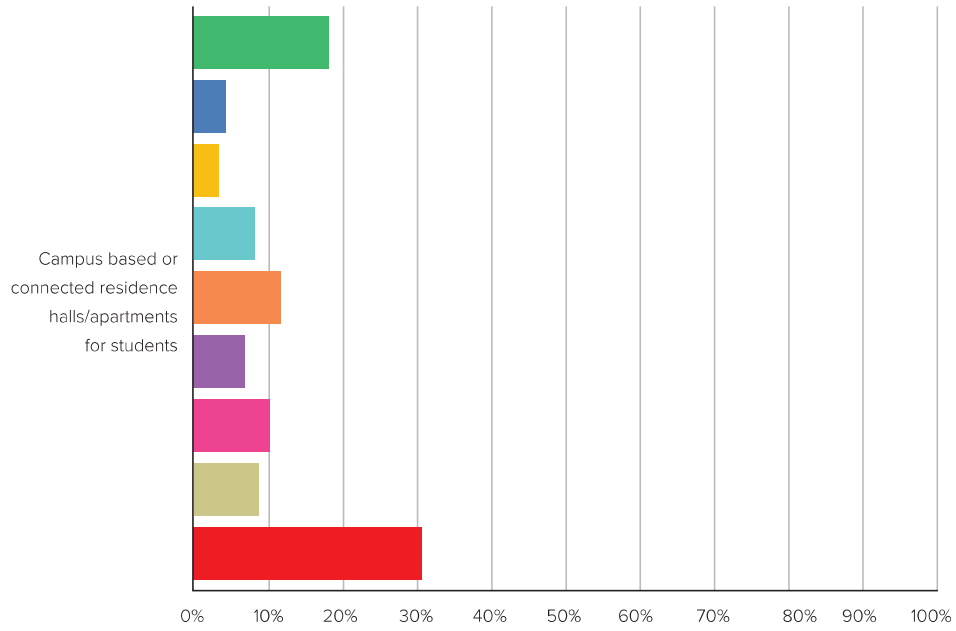
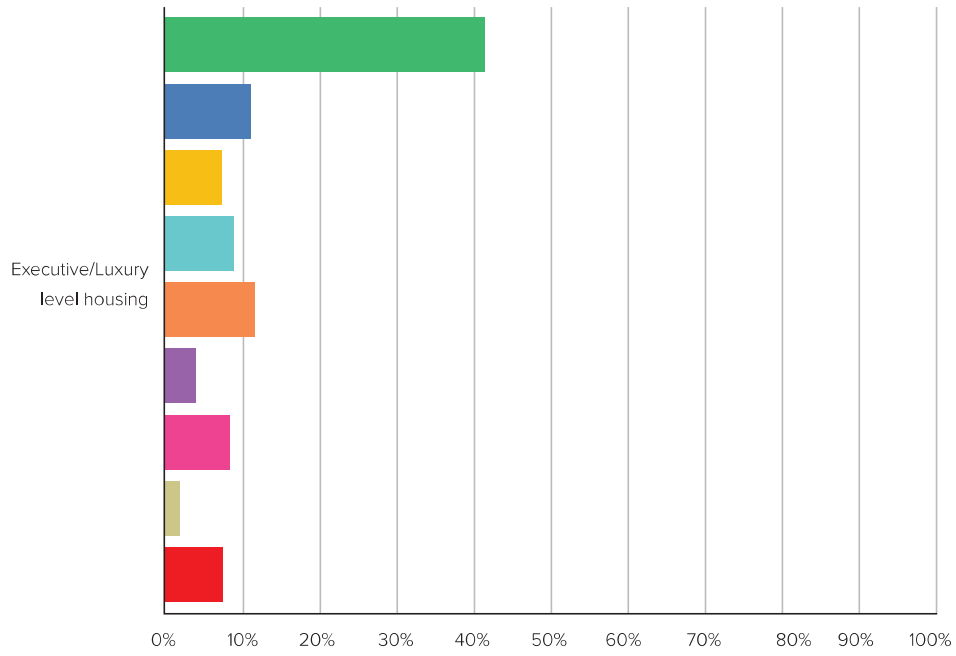








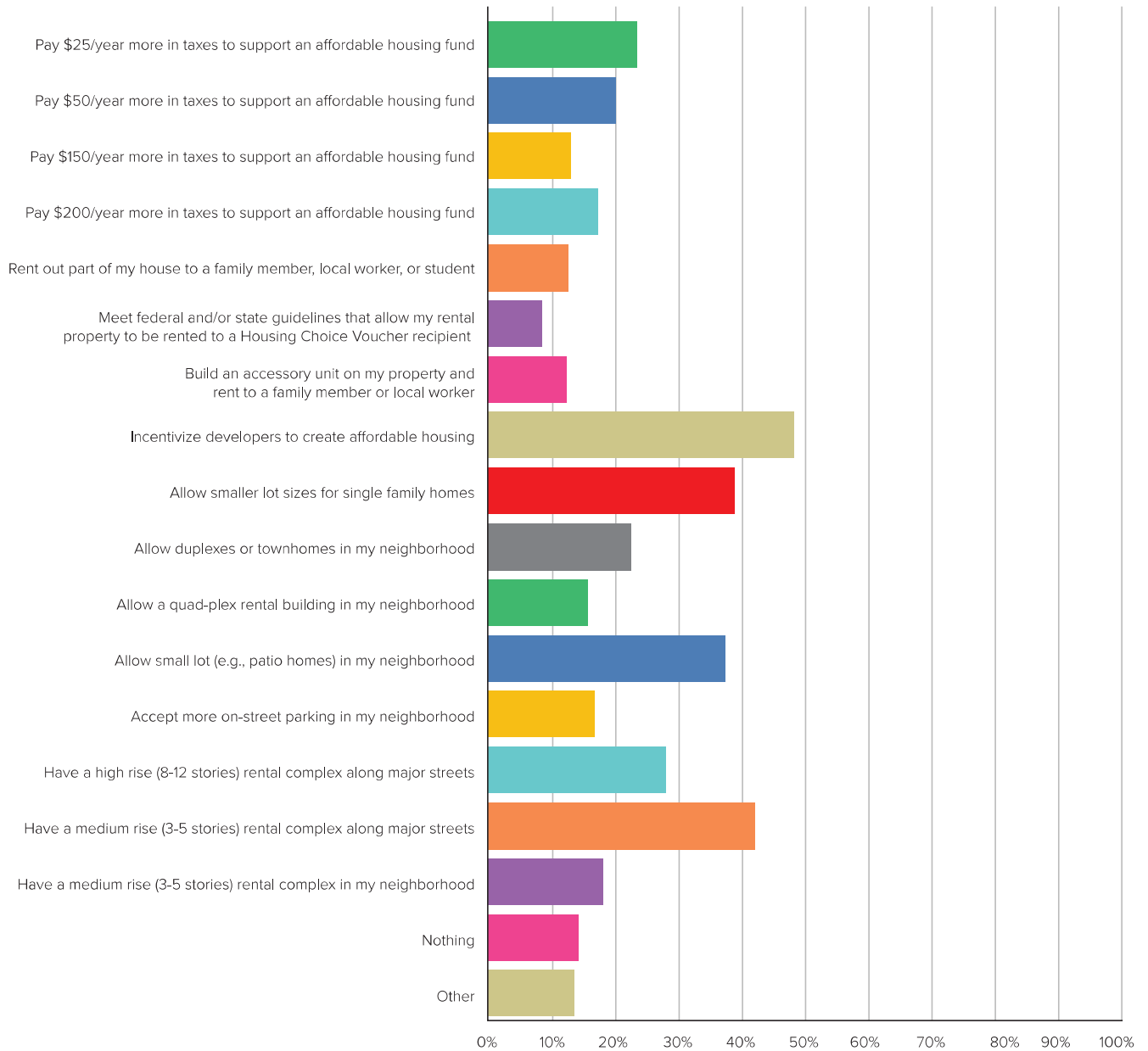




	1	2	3	4	5	6	7	8	9	TOTAL
Starter homes for first-time homebuyers	4.50% 22	1.43% 7	2.04% 10	2.25% 11	7.98% 39	4.29% 21	10.22% 50	7.77% 38	59.51% 291	489
Apartments for young adults working or starting families in College Station	6.34% 31	1.84% 9	3.07% 15	3.48% 17	10.43% 51	8.18% 40	12.27% 60	11.66% 57	42.74% 209	489
Apartments, condos, and neighborhoods that appeal to millennials or young adults	9.00% 44	5.93% 29	4.70% 23	6.95% 34	12.27% 60	7.57% 37	12.88% 63	9.00% 44	31.70% 155	489
Apartments, condos, and neighborhoods that appeal to seniors	2.86% 14	2.45% 12	5.52% 27	5.11% 25	12.27% 60	10.43% 51	15.34% 75	12.27% 60	33.74% 165	489
Housing that meets the needs of residents looking to downsize	5.32% 26	3.07% 15	5.93% 29	6.34% 31	19.02% 93	11.86% 58	11.86% 58	10.02% 49	26.58% 130	489
Housing that meets the needs of residents losing mobility and needing housing with no stairs	4.09% 20	2.66% 13	3.27% 16	6.54% 32	11.04% 54	8.59% 42	13.70% 67	10.63% 52	39.47% 193	489
Housing for larger households needing four or more bedrooms	10.22% 50	4.50% 22	5.93% 29	9.00% 44	15.13% 74	11.25% 55	11.45% 56	9.20% 45	23.31% 114	489
Housing for middle class families	1.84% 9	0.82% 4	2.66% 13	2.86% 14	5.52% 27	6.34% 31	11.25% 55	11.45% 56	57.26% 280	489
Permanent supportive housing for homeless persons	15.13% 74	10.63% 52	5.93% 29	5.93% 29	11.45% 56	7.98% 39	9.41% 46	5.52% 27	28.02% 137	489
Housing affordable to residents working in College Station public service/retail jobs	3.27% 16	2.25% 11	3.07% 15	5.32% 26	8.59% 42	7.16% 35	10.84% 53	11.04% 54	48.47% 237	489
Housing affordable to residents living on fixed incomes like Social Security	3.27% 16	2.25% 11	2.25% 11	6.34% 31	8.38% 41	7.98% 39	14.11% 69	9.82% 48	45.60% 223	489
Executive/Luxury level housing	40.90% 200	11.04% 54	6.54% 32	8.59% 42	11.86% 58	4.91% 24	7.57% 37	2.45% 12	6.13% 30	489
Campus based or connected residence halls/apartments for students	17.38% 85	5.11% 25	3.68% 18	7.16% 35	11.45% 56	6.13% 30	10.22% 50	8.38% 41	30.47% 149	489

**Q16 - To make College Station more affordable, I would be willing to...  
Select all that apply.**

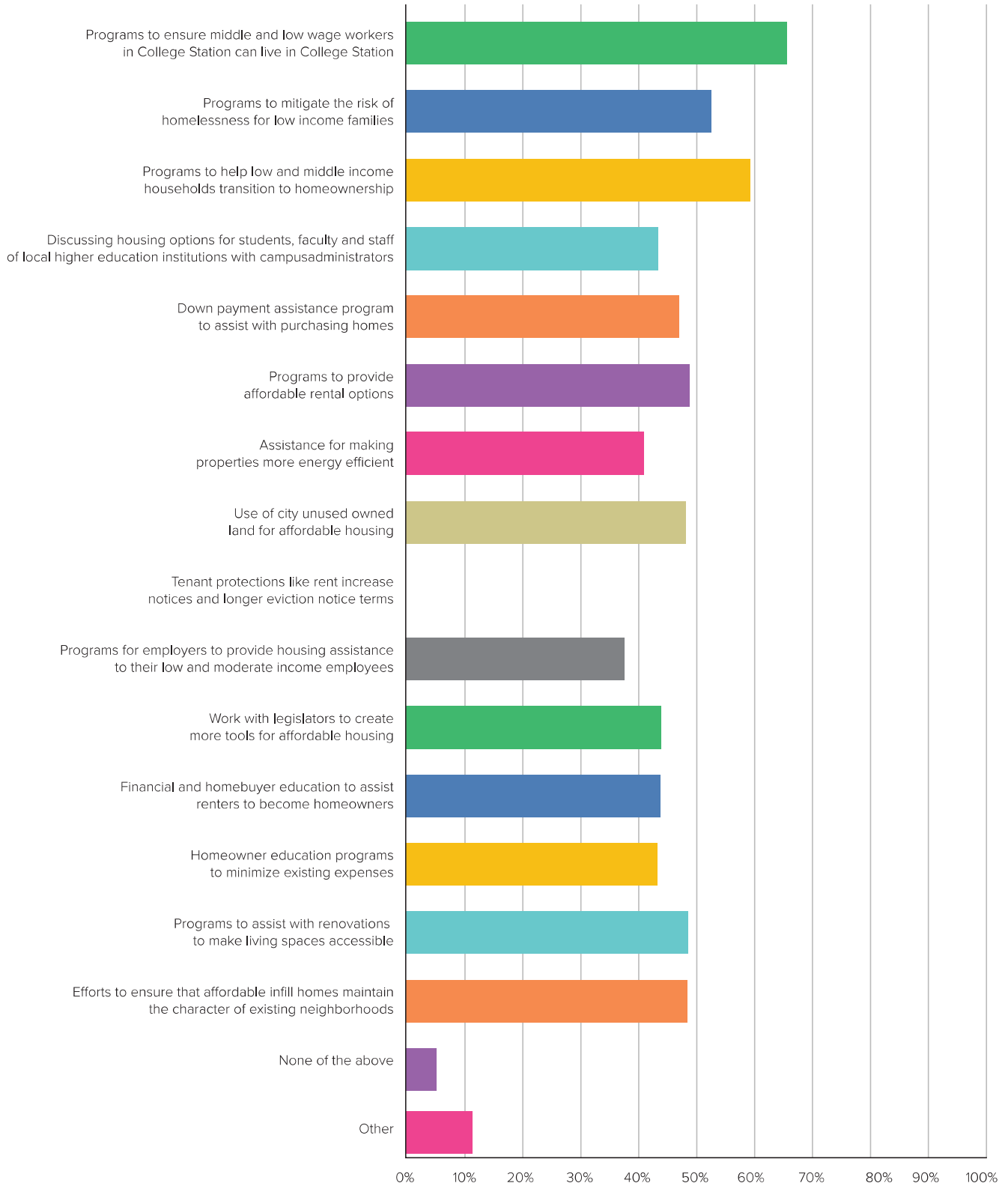
Answered: 489 Skipped: 223



ANSWER CHOICES	RESPONSES	
Pay \$25/year more in taxes to support an affordable housing fund	24.13%	118
Pay \$50/year more in taxes to support an affordable housing fund	20.04%	98
Pay \$150/year more in taxes to support an affordable housing fund	12.27%	60
Pay \$200/year more in taxes to support an affordable housing fund	16.16%	79
Rent out part of my house to a family member, local worker, or student	11.86%	58
Meet federal and/or state guidelines that allow my rental property to be rented to a Housing Choice Voucher recipient (rent assistance program from the US Department of Housing and Urban Development)	8.59%	42
Build an accessory unit on my property and rent to a family member or local worker	12.68%	62
Incentivize developers to create affordable housing	48.26%	236
Allow smaller lot sizes for single family homes	38.85%	190
Allow duplexes or townhomes in my neighborhood	32.72%	160
Allow a quad-plex rental building in my neighborhood	15.34%	75
Allow small lot (e.g., patio homes) in my neighborhood	36.81%	180
Accept more on-street parking in my neighborhood	16.36%	80
Have a high rise (8-12 stories) rental complex along major streets	28.22%	138
Have a medium rise (3-5 stories) rental complex along major streets	41.92%	205
Have a medium rise (3-5 stories) rental complex in my neighborhood	17.18%	84
Nothing	13.91%	68
Other (please specify)	13.50%	66
<b>TOTAL</b>		<b>489</b>

*Q17 - Which types of housing assistance should the City of College Station invest in over the next five years? Select all that apply.*

Answered: 489 Skipped: 223



ANSWER CHOICES	RESPONSES	
Programs to ensure middle and low wage workers in College Station can live in College Station	64.83%	317
Programs to mitigate the risk of homelessness for low income families	52.15%	255
Programs to help low and middle income households transition to homeownership	59.51%	291
Discussing housing options for students, faculty and staff of local higher education institutions with campus administrators	43.56%	213
Down payment assistance program to assist with purchasing homes	46.63%	228
Programs to provide affordable rental options	48.67%	238
Assistance for making properties more energy efficient	40.70%	199
Use of city unused owned land for affordable housing	48.88%	239
Tenant protections like rent increase notices and longer eviction notice terms	0.00%	0
Programs for employers to provide housing assistance to their low and moderate income employees	37.01%	181
Work with legislators to create more tools for affordable housing	43.97%	215
Financial and homebuyer education to assist renters to become homeowners	43.97%	215
Homeowner education programs to minimize existing expenses (homestead exemptions, home repair, energy savings, etc...)	43.56%	213
Programs to assist with renovations to make living spaces accessible (for elderly or persons with disabilities)	48.47%	237
Efforts to ensure that affordable infill homes maintain the character of existing neighborhoods	48.06%	235
None of the above	4.70%	23
Other (please specify)	11.25%	55
<b>TOTAL</b>		<b>489</b>

*Q18 - Are there any housing strategies/ideas you have seen in other places that would help us creatively address housing needs in the City of College Station?*

Answered: 305 Skipped: 407

*Q19 - What is your vision for the future of housing in College Station?*

Answered: 361 Skipped: 351



# QUALITATIVE ANALYSIS AND RESPONSES



## **General Survey Analysis and Responses to the Question “Are there any housing strategies/ideas you have seen in other place that would help us creatively address housing needs in the City of College Station?”**

348 respondents gave an answer to the question “Are there any housing strategies/ideas you have seen in other place that would help us creatively address housing needs in the City of College Station?” (responses like “none” or “I don’t know” were removed and not included)

Here are the major trends in the responses:

- 119 respondents mentioned needing affordable housing.
- 16 other respondents mentioned that housing is currently unaffordable.
- 56 respondents mentioned the desire to separate students from non-students in housing, frequently expressing the desire to see students live on campus or closer to campus. Increased density for student housing was mentioned often.
- 52 respondents expressed the desire to see more housing density or a more diverse range of housing options.
- 32 respondents expressed wanting more homeownership opportunities.
- 27 respondents mentioned Texas A&M University and the University do more in the housing space
- 26 respondents mentioned the desire to have transportation related issues, citing the desire to live closer to work, in more walkable neighborhoods, etc...
- 21 respondents envisioned enhanced or protected neighborhood integrity and/or expressed a desire to maintain existing neighborhoods.
- 21 respondents envisioned more affordable housing for college students.
- Respondents expressed the desire for more housing options for the following groups of people:
  - 34 stated more housing options were needed for working families.
  - 27 stated more housing options were needed for low-income families.
  - 26 stated more housing options were needed for middle class families.
  - 14 stated more housing options were needed for young families or young professionals.
  - 10 stated more housing options were needed for seniors and/or persons with disabilities.
- 18 respondents wanted to see less dense housing development moving forward.
- 16 respondents mentioned wanting diverse or inclusive housing.
- 12 respondents wanted to see lower property taxes.

1. Newly designed architecture. Everything need not be boring it's 2024. Let's make something beautiful and functional. Wide open roadways, no traffic, no smart streets (they didn't work in San Antonio 10 years ago ND they don't work here lol. I want to see communities coming together not standing apart. We need to do everything in our power to unify these twin cities and fast.
2. That I'm not in it.
3. A voter backlash on the idea of not increasing density. Density must increase in single family neighborhoods as the town grows.
4. Denser housing products closer to the university, asking the university to aid in infrastructure reconstruction in the older parts of town nearer the school.
5. Affordable, modest size homes for middle class families.
6. Appropriate housing options for all groups. Tax break options for builders and businesses in College Station. Over regulation is creating higher tax issues affecting current homeowners. Active living upgrades (walking trails, parks, event center programs, skating rink, etc...)
7. Affordable housing for lower income families.
8. Maintain the existing family neighborhoods and keep the current occupancy regulations.
9. Affordable, duplex and apartments.
10. Densification near campus, outside suburban areas with middle housing and mixed-uses (groceries).
11. I know it's hard to meet the needs of all the various populations, but I do think College Station is making a conscious effort to do so.
12. Less restrictions in housing areas close to campus, this has become incredibly complex!
13. Affordable housing for citizens not making 6 figure salaries.
14. A future where families can reside in safety im proximity to schools and services.
15. More affordable housing.
16. That safe and affordable options are provided to working families without 3-4x the income- it's a discriminatory practice.
17. Designing areas so that Heat Islands are not created, using environmentally friendly lighting to prevent skyglow, using energy efficient materials and require bird-friendly glass and designs to help migrating birds.
18. More affordable options and ensuring neighborhoods are up-kept.
19. Less college student centric housing options, more availability for young professionals and young families to enter the housing market. New homes that are affordable are not walkable.
20. That housing and living in College Station will become more affordable for ALL. That student housing will be addressed by TAMU to create more affordable on-campus living spaces. That neighborhood integrity will be upheld to maintain the "home" feeling of College Station. That taxes will be reduced OR that city funds will be more wisely spent to lower/stop increasing the tax burden on owners. That more housing options will become available for middle and lower income families. Let's keep the city family friendly and family focused, while also trying to accomodate our students with appropriate housing that doesn't flow over as much into established residential areas.

21. A wider mix of housing options for the young professionals who work in College Station. Whether it's Class A apartments that do not allow students, or more affordable first time homebuyer homes that are protected against investors.
22. There becomes more availability for those who are not super rich to still live somewhere decent.
23. To be affordable.
24. My ultimate vision for College Station is to have Southgate and Eastgate develop similar to Northgate. If that were allowed to happen, it would concentrate the student population around campus, allowing better commutes to TAMU and freeing up some of the congestion on the rest of the roadway network. This would also result in properties that are student rentals currently to be available for first time home buyers in areas near College Hills, South Knoll, and Southwood Valley elementary schools.
25. Have A&M take responsibility for housing their students.
26. Abundant, affordable, student housing options. On campus housing with kitchens.
27. Affordable.
28. Keep restaurants and housing separate.
29. More families live in the residential neighborhoods and communities. College Students live closer to campus. Every neighborhood has parks, sidewalks and bike lanes.
30. No particular vision for the community but my 5 year plan currently is to move out of College Station. Rising property taxes, a long with everything else, makes living here unaffordable.
31. More walkable neighborhoods and useful public transportation.
32. Improve housing to those who are house less, low to middle income as well as disabled individuals.
33. Well built generally, and with increased density combined with amenities like corner shops with a walkable community. Consider a role for public transportation.
34. Parks and Recreation could expand pickle ball and lap swim for the ever growing elderly population.
35. Honestly, anything ACTUALLY affordable that doesn't feel like it'll be turning into a slum in the next 15 years. It's harder and harder to afford to live in this city anymore.
36. Affordable housing options for low-income renters and homebuyers.
37. Gearing more towards the families that live here year round rather than the students that are here temporarily
38. More family homes vs the amount of student housing we currently have.
39. Somehow balance needs of students and full-time residents
40. We need to have a zoning for student housing specifically, wherein you can use portions of existing neighborhoods for denser types of development but still maintain areas where you can incentivize first time buyers and lower income resident families to live outside of those areas.

41. A place where those who live and work here are prioritized over glitzy living luxury apartments and large spacious houses that are too expensive for average workers and instead favor students who will only be renting temporarily. Affordable places for a family of one are almost always poorly cared for, in suspicious neighborhoods, or are so expensive they fall outside the range of what most jobs pay in this area.
42. Low to middle income service workers will be forced to live in poorly maintained homes or won't be able to afford to live in town. Housing - even for college students - is far too expensive. The average worker - even TAMU faculty - cannot afford housing.
43. Plant more trees, make it look better and have structures that look good after 10 years or more, and faddish.
44. Affordable housing for everyone.
45. Unfortunately I see what is semi-affordable housing being replaced with four and five bedroom rentals with little off-street parking. Try driving down streets in Carter's Grove!
46. More affordable/closer housing for TAMU faculty and staff. It was very hard moving to this area from out of state and finding housing that was affordable and close to the university. I would also love to see all TAMU students have access to affordable, safe housing close to the university.
47. Nice and affordable house both homes and apartments.
48. Less housing options that are being only geared towards students (Ag Shacks). There are apartment buildings and tons of housing options going up all over town for students but very few affordable options for young families in neighborhoods. The houses that young families could afford were bought, torn down, and developed for student housing.
49. Affordable for working families without taking over half of the paycheck.
50. None, I'm mostly concerned with my own family and neighborhood and having affordable options for middle class (say, family income \$60-120k) families.
51. Work with TAMU to ensure that the city can handle the infrastructure needs of an ever-inflating (and transitory) student population.
52. Safe, clean, friendly neighborhoods that support the students, staff and faculty of the university. This will include a combination of single and multi unit structures.
53. To be a more inclusive community.
54. What the heck does this matter, the city will do what it wants.
55. More 3 or 4 bedroom homes in the 200-250,000 range.
56. A variety of housing options in walkable neighborhoods with close access to parks / green space, functional public transit, and restaurants / grocery.
57. We're going to need more affordable housing.
58. The way things are going, I see faculty and staff being pushed farther and farther from campus while new student housing developments are being built. Additionally, the housing market is terrible right now for buyers so many staff are renting too and don't want to be renting student housing apartments, but duplexes or triplexes for non-students.

59. Options for all levels.
60. All are welcome, all can afford to be here, College Station is MUCH more than just the home of TAMU.
61. More affordable options for both residents and students, however a greater focus on developing for residents who are paying taxes here year round.
62. My vision is the outcome caused by the plans I selected in q16. Being aggressive by building apartment units on major streets is unappealing to me. The city of college Station is a beautiful place to reside and getting to aggressive with housing efforts will result in unintended consequences as seen in other cities who have done so.
63. Uncertain.
64. Having an actual middle class, and homes that can be owned by families instead of corporations.
65. Available. Affordable.
66. We are running out of land.
67. Mixed use walkable dense infrastructure.
68. Family home neighborhoods not be infiltrated with students and minimal on street parking.
69. More affordable housing, less property taxes.
70. Neighborhoods maintained for families, areas of higher density housing, lots of apartments for students, affordable on-campus housing.
71. No more apartments.
72. Affordable homes instead of greedy.
73. Make it more affordable for all demographics similar to North Houston.
74. Strategy that encompasses all people of all ages, races, economical and social status.
75. Affordable housing for all ages. Especially those who make 50g a year or less.
76. To fill homes that are being built on south side and build more apartments for students close to campus.
77. Housing options available for individuals in every walk of life. Small, affordable housing units should be available in some areas, but not to the detriment of existing home prices in the immediate area. Mixing and matching single-family homes, apartments, and potentially micro-apartments within a very close area is likely to frustrate everyone involved. I also hope that affordable housing doesn't become the priority to the exclusion of options for others to build larger houses with a larger yards within the bounds of CS school districts for expanding families.
78. There needs to be a way to stop the 5/5 and up type housing for students in residential neighborhoods. It chases out other homeowners and drives up the cost of real estate making it very difficult to buy into housing when you are competing with rental units.
79. A place for all people regardless of income.
80. People work to afford what's important to them...

81. A mixture of single-person rentals suitable for the large student population, small homes for individuals, and medium homes for families.
82. Equity. Maintain our green spaces in neighborhoods to draw people in. Rental property code enforcement that cares.
83. More affordable apartments, and “starter” homes, accessibility requirement requirements for all new housing units (bathrooms included), roommate friendly apartment and townhouses, as well as communities for disabled individuals and their families.
84. I would like to see students and lower income renters or homeowners comfortably and safely thriving in their neighborhoods and within the communities. Too many people are sacrificing groceries, foregoing meals and/or picking and choosing which bills are more important because the housing cost is too expensive and inflation is already unaffordable for most. This is a student driven town, there's no reason extra and unnecessary financial burdens should be levied upon young adults trying to attain a higher education.
85. Lower rent cost for affordable and stable home environments for all.
86. I wish there was just really good middle class starter housing. And, not built by cheap builders like DR Horton or in undesirable areas like the old race track. Anyone who has lived here knows that soil is questionable.
87. Affordable and accessible options for employees of the university who aren't paid well enough to afford housing.
88. AFFORDABLE.
89. Affordable and plentiful for people of all income levels without being forced into having roommates due to cost.
90. I honestly doubt anything will change tbh.
91. It needs to be more diverse and not cater to college students or people in high income earning brackets.
92. More Shared wall housing with an emphasis on acoustic dampning on common walls, and a focus on home ownership rather than rentals.
93. Working class families can afford 3-4 bedroom homes. Without everything being catered to college students
94. To have more houses with larger yards under \$300k.
95. Residents of CS would be able to work, send their kids to schools and live in CS if they s desired.
96. Don't want to spend 40% of my income on rent.
97. That it will be more affordable to live in a space that properly accommodates families, without sacrificing good schools.
98. Where low income students and non students can find housing and not have to choose between rent and food where they can choose to live alone. Less luxury housing and apartments and more units that aren't in disrepair because they were built in the 60s.

99. Not looking good my friends. I've lived in BCS for almost 20 years now. From 13 to 31. I've only ever seen this shit get worse, and I know y'all ain't incompetent or brain dead. Good luck, and may whatever deity you believe in have mercy on us all. Start getting ready for them homeless, and I really hope it isn't by criminalizing and dehumanizing them. Won't go well for this city if it does.
100. More affordable homes for middle class.
101. Rent to own.
102. To get the realtors out of the halls of government. To get Texas A&M to build on their land. If you are going to increase student numbers you must provide more housing period.
103. No property taxes. No zoning. Builders flock to this area and the supply increases and prices drop.
104. There needs to be more affordable options for homebuyers, we have plenty of apartments and student housing. I would like to see a return to 2 bed 1 bath smaller homes.
105. It's just going to get more expensive. Brazos county is one of the top most expensive taxed areas in the state.
106. More affordable and equitable housing options.
107. To break the \$500 for a room and access to a bathroom mentality that keeps all prices inflated. Bring back studio apartments designed for one, maybe two, people which have fewer amenities and cost less.
108. More housing with adjoining walls to save energy on home energy expenses.
109. More homes (houses and duplexes) affordable for families (rental and to buy); less high rises and AgShacks.
110. Property taxes for houses which more accurately reflect property value: fewer exceptions to exclude some from paying; better alignment of market values and CAD appraisal values.
111. Less Students.
112. We don't have enough housing and the cost of living has gone up exponentially in the five years. If we want to both attract people and keep them, we need a variety of types of housing, more duplexes and townhomes, and they need to be at affordable prices. I'm a hiring manager at the university and I'm genuinely concerned that housing prices will deter candidates from moving here and have already seen it in action. I figure I've got 3-4 years before I'm basically priced out of the rental market here and just need to find a different job because living here has gotten unreasonable. I was College Station to be a place where people can both work AND live, because right now it's trending in a way that it will not be in the near future.
113. More single family homes that reflect the salary ranges of residents, not parents of college students.
114. Less luxury, prohibitive cost residential construction of houses and apartments.
115. I would like to see more affordable single bedroom and studio apartment complexes for students and young adults. Less single family homes and more duplexes and townhomes to cater to young working adults.
116. Affordability for middle class families who continue to struggle with inflation, cost of living and increased taxes. Local and State government need to intervene but unfortunately, money talks and pockets are filled to keep the status quo.

117. I would like to see a variety of housing options for smaller families/households such as retirees, empty nesters, and young families/professionals that don't require large houses and that otherwise would live in apartments, condos, or townhomes.
118. It's bleak as long as the current mortgage payment for the average house in College Station will continue to cost more than my entire net income.
119. A debt free city with affordability for all income classes.
120. More affordable living so that the roots of this town being the locals can continue to enjoy this area.
121. Safe neighborhoods and apartment complexes with a focus on quality of life like parks, trails, safe biking, traffic easing measures, and preserving what makes living here a peaceful place.
122. No more new apartment complexes and lower taxes.
123. To have affordable housing and not need 14 roommates to be able to afford it!!
124. You pay for proximity. Places like Hearne, Snook, and Lola are very affordable.
125. As a person over 55 I don't see much of a future in College Station the housing caters to students.
126. More affordable housing for single adults.
127. Need to control cost of renting. Cost to rent has gone way up with inflation, but wages have not keep up at all.
128. Affordability.
129. More mixed neighborhoods. Less sprawl. Housing for all income levels.
130. Smaller two bedroom duplexes really fit a need for many here.
131. More walk and bikeable areas. Higher density housing.
132. Maintain character of existing neighborhoods; do not build student housing (AgShacks) in existing neighborhoods.
133. There needs to be more regulation and accountability of developers and housing companies who continue to build more private student housing, but fail to maintain it so it becomes undesirable to students and the cycle of building the newer/better student housing continues. Our roads cannot handle enormous student complexes going in.
134. In general, more affordable housing for middle class. Most middle class adults live outside of the city, while students and upper class adults can afford to live in the city.
135. I don't have an answer yet, but as A&M continues to grow...it's going to get worse. The university has to be a part of the solution.
136. There should be caps on rent, no discrimination against low income renters, more affordable housing that is also dignified to live in.
137. I see dense neighborhoods with mixed retail and living in the north and west areas of the city. I would love to integrate parks and green spaces to alleviate traffic and encourage less car dependent cultures. There should be small homes on small lots for first time home buyers. Apartments should be plentiful and cheap and well kept.



138. I think the infrastructure needs to be addressed before any new housing is developed. More small shops/cafes should also be dispersed in neighborhoods so we don't have so many boring square miles of nothing but single family homes.
139. Greater access to housing for all residents.
140. Affordable housing and good public transportation.
141. Density scaling with distance from Campus, NO single family exclusive zoning within a half mile of campus.
142. Make housing more affordable for first-time buyers; make transitional housing accessible.
143. More affordable housing for grad students and other lower-income people without sacrificing safety or living in a heavily undergrad-based area.
144. Affordable housing regardless of demand. If companies can somehow be made to care less about their profits, the people in the city would have more money to spend on things besides housing, which would surely help the local economy.
145. Lower taxes.
146. Affordable homes in affordable neighborhoods.
147. As more seniors choose to retire in this area, I would like the city to place higher emphasis on senior living areas that are not multilevel, but consist of standalone homes for independent living.
148. That the City become more concerned with people who actually live here, not the students!
149. The future would involve stereotypical family neighborhoods with individual houses, other neighborhoods with multi-family housing, tiny homes on small lots, etc, with access to public transportation. These areas would have covered bus stops to protect from rain and sun. Really, the transportation issues should go along with the neighborhood planning issues. Younger people don't like driving, and seniors are less able to drive. But we have to factor in the summer heat and how to protect people who need public transportation.
150. Around 10,000 of our 31,000 family householders (>25yrs age) have incomes less than \$45K/yr and cannot afford to compete with the typical rental cash flow from only 2 students (\$1000/mo.). The cost of "tools" that essentially subsidize this group to compensate is unrealistic. Any strategy to provide this demographic affordable housing must isolate them from competition with students. The university's de facto housing strategy right now is to simply to continue to take our single family. New construction in Northgate with \$1000/bdr/mo rentals provides no relief at all. Students will not pay that when they can simply take another house at \$500/bdrm. Again, our lowest 10,000 residents cannot afford \$500/bdrm.
151. Keep housing affordable for people that work here.
152. The city getting out of the way and letting the market take care of it.
153. No ag-shacks in established single family neighborhoods.
154. Vision of what's likely? More & larger freaking apartments.
155. A community that is welcoming to all.

156. Expand borders.
157. It shouldn't become another Houston, Dallas or Austin with all the high rises and no parking and parking garages everywhere. It should maintain a more country rural feeling with biking trails, green spaces, trees. Everywhere there is building the first thing they do is take down all the trees and add concrete. The current large housing complexes standard of construction is cheap and I would hate to see what they will look like in 10 years.
158. Keep single family homes and neighborhoods just that "single family" Work with the university and have them create more housing for students.
159. Market driven!
160. Control growth.
161. Maintain the family neighborhoods and keep college students out of these areas.
162. That the families living in a trailer park nearby will be able to find affordable housing at an acceptable place for an affordable price.
163. Housing for young families. Our schools are at risk of depopulating.
164. Affordable homes for families, get the housing prices under control so the taxes don't push us out to Navasota.
165. To have affordable housing to meet all citizens NEEDS, as opposed to their exorbitant desires.
166. Less students in my neighborhood.
167. Custom neighborhood.
168. Honestly I'm worried I'm going to have to move to Navasota to be able to afford to buy a house in the next few years.
169. Affordable housing for families.
170. An infrastructure that meets demand.
171. So focusing every building, every home, and every business around the students. There are families here as well and we are simply forgotten and ignored.
172. Everyone who wants someplace to live can do so easily.
173. Affordable housing for all!
174. Affordable.
175. To pay affordable rent in a decent neighborhood.
176. I would like to see neighborhoods that don't bulldoze every tree in sight to cram as many houses as possible in a neighborhood. A family should be able to move into a home with mature trees in the front and back of the home.
177. Keep nice neighborhoods intact.
178. For it to be better and more affordable.

179. Stop catering everything in this town to the university. Those of us that live and work here year round deserve better. I would like to see more housing options for families. The majority of rentals here are per bedroom so clearly aimed at students.
180. More focus on the people who are not students. Rent is really high and most jobs here do not pay a livable wage. I would love to see more efforts to support low income families.
181. Something affordable for everyone!!
182. Neighborhoods that are walkable, bikable, affordable, accessible for disabled/elderly, close enough to amenities (e.g., public transport, groceries). Not all has to be present in every neighborhood but there should at least be two/three of these in every neighborhood with a good mix of various combinations.
183. This is a growing community and likely will reflect larger urban areas with suburban type feel neighborhoods and more dense properties closer to the university and retail/commercial areas.
184. Students on campus.
185. More affordable housing for families less catering to college students.
186. Stop students and investors from taking over single family homes. Keep them in apartments or on campus housing.
187. I want to be able to afford to own a home in my own hometown!!!
188. Neighborhoods that are “luxury living” be left alone as luxury and utilize other city land that isn’t currently being developed to cater to students and more “attainable” housing.
189. A good mix of neighborhood types, with different affordability levels, and assistance on a case-by-case basis. This should not detract from the character of existing neighborhoods, nor hinder development and improvement of areas.
190. No idea.
191. Inclusivity of all demographics in ideal.
192. Affordable housing for lower income families.
193. Everything is going to continue raising in prices. It is going to be more difficult for workers to buy homes in the area. TAMU is increasing its enrollment each year, but I don't know that the infrastructure can support the increases.
194. Invest in housing that will draw more people into College Station (Del Webb-type; combined shopping/education/housing sub-division.
195. More options, lower prices.
196. Absolutely zero corporate owned single family homes, and for Brazos County to reduce the land size necessary for Ag exemption. I also believe we need to adjust rent prices and potential fix them to lower rates and prevent owners from skyrocketing rent. We need to stop taxing people out of their homes, there is absolutely no reason to raise the value of a home that has had zero modifications done to it.
197. Affordable, and able to bring a diverse group of people.

198. Do not follow Austin's relaxing of minimum lot sizes, etc.
199. To be affordable.
200. To be more affordable.
201. 3-4 bedroom homes that are affordable (\$260,000 - \$330,000).
202. Family neighborhoods with sidewalks and schools nearby. Keep college student housing near campus.
203. A balance of off campus housing for students and single family housing for residents that's affordable. Not all students are rich and can survive rent charges as they are now and many jobs for every day workers also can't afford rent around this area. Find the happy medium so more people are enticed to live in the city that are permanent residents.
204. Affordable housing WITHOUT students living in the neighborhoods.
205. Gee, good question. I would love to see the old neighborhoods preserved meaning restrictions put in place to protect them. Areas for affordable housing and affordable housing. Investors who live outside of BCS don't give a hoot about our neighborhoods or the people who live in them.
206. If the costs of living and the high utilities bills don't come down, my family of 6 will not be able to afford living here and providing a higher education for our children and our income is a little over 100,000. Thought that was great, but barely hanging on and we are frugal with our income.
207. Affordable home-ownership opportunities for all middle-class families.
208. Build less apartments
209. The University will step up with student housing innovation ideas and funding.
210. More areas where basic things that a family needs can be accessed without a car.
211. Natural.
212. A community where there are no vacant houses/bedrooms. There could be plenty of people in Pebble Creek or South Side who would actually want the extra income of renting a bedroom to a student.
213. The city not ruining what has made College Station what it is.
214. A variety of neighborhoods with some offering single family housing and some offering student housing. To maintain property values I would prefer that student housing is not mixed into single family home neighborhoods.
215. To install more drain pipes along the main road to decrease flooding.
216. Continue with neighborhood developments that have homes in the same pricing and square footage. Decreasing the size and pricing to sell property decreases the appeal to existing residents. Visions of developments are what appeal to new residents and changing those ideals /plans does not provide trust in residents of developers and the city of college station.
217. More affordable housing for middle income people.

218. Hopefully, small 800 sqft - 1,100 sqft but high quality patio home neighborhoods for downsizing, first homes, seniors, etc. And a mixture of mid-rise apartment buildings, townhomes, condos with walkable neighborhood amenities in other areas, and normal single-family home neighborhoods for traditional family living, and a bunch of higher-density student housing options near Texas A&M campus.
219. Higher density at the core. The new city building is an abomination sending the signal that we want to sprawl and we are willing to waste previous investments.
220. Efficient housing provided to all stakeholders of Texas A&M.
221. A fair housing Mecca where everyone who works can make it.
222. More housing types allowed. Working with the community to be more accepting of new housing options.
223. A safe, walkable, affordable city. Preferably with more starter homes too.
224. Municipal Utility Districts via Economic Development Agreements with the City.
225. Affordable single-family homes for low or middle income families.
226. More houses that are affordable for middle class families.
227. Not allowing AgShacks in single-family residential areas.
228. Affordable housing options for individuals who are just starting out their careers and want to be homeowners in safe residential areas/not student housing.
229. More affordable home prices and no property taxes.
230. Less parking requirements (closer to public transit and in bikeable, walkable friendly areas) will help with affordable housing.
231. Capacity increases in high-density areas, with an emphasis on quality of life.
232. Lower wage workers can afford to live in the community they serve.
233. Everyone being able to comfortably rent or own a home.
234. More affordable housing.
235. More 2 or 3 bedroom homes for people who aren't students in nice areas that are affordable.
236. To have more options on the outskirts of the city for housing on 1-5 acre lots.
237. More affordable rent options for upperclassmen, easier to own starter homes.
238. Would like to see it be more affordable for middle income families.
239. Keep existing neighborhoods in good condition and limit college students in family neighborhoods.
240. Diverse.
241. I wish houses were more affordable but also offered variety and character. Current housing being built looks cheap and cost too much.

242. I do not support tax money funding efforts to make the COCS a less desirable place to live. Affordable Housing means high density which means a strain on infrastructure: traffic, parking, electricity, water, etc.
243. Affordable housing for all: Students, Low, middle, high incomes.
244. My personal vision is to move out of the city limits. I am COCS employee and enjoy this city but cannot afford my rent & utilities. Without more affordable options or these new programs I have no other option.
245. Options for luxury affordable renting and buying options.
246. More affordable homes. Even Bryan has been building more affordable homes under 200k with smaller footprint for small families. All we have are 200/500k homes popping up in the area & I am flabbergasted at who can actually afford these homes and what jobs they have; because the jobs are no paying like that here. Especially faculty jobs in secondary schools.
247. I think there are too many instances in which new student housing is rolled out and old, dilapidated apartments are rented out using Section 8 vouchers.
248. More dense walkable neighborhoods in appropriate areas. Not just student housing, especially east of Hwy 6.
249. Mixed use and mixed income apartments, condos, and other forms of multifamily housing!
250. Students are primarily housed on or near campus. Housing prices would come down allowing more individuals to afford a mortgage. I am a clinical professor at TAMU and I can not afford to own a home because I am a single parent. Beyond housing, there is a large problem with transportation which is directly impacted by housing. Regardless of which government entity owns the roadways in which neighborhoods/complexes are built - if the road isn't suitable for the number of humans that will require its use because the housing has been built, that is a problem. This has been a problem for many years in the area. As a parent, I have found this issue to be more concerning as I consider the safety of the roads that kids walk along when going to and from school.
251. That more housing would be targeted for seniors and families. Mutli-student households, rent by the room and student targeted housing drive up the costs for families and non-student singles. There are many student complexes but too many students rent in family neighborhoods, drivibg up those rental costs and causing parking and noise issues. It is becoming harder for families and seniors to live here with so many things, housing included, targeted to students. While TAMU is important, the city needs to be attractive to all ages, not just students. Other citizens often feel marginalized economically, socially, etc. since almost everything seems to be target towards TAMU.
252. Every family/citizen has a place to call home.
253. Slow down the student population from taking over family neighborhoods. Reduce the cheaply built homes with tiny lots that continue to pop up everywhere (Ag Shacks, Southern Pointe type neighborhoods, etc.).
254. Fair and affordable housing for all - alongside the options discussed in this survey, i believe the fair housing ordinance should be amended to include sexuality and gender identity as protected classes.
255. Whatever meets the needs of the people living here.

256. The city should get out of the way!!
257. Remove ROO, as 80% of residents voted against it, but was passed by city council do to their own and donor interests. More townhomes with consolidated parking. Allow for short term rentals despite the surplus of hotel rooms. Let the free market dictate the future.
258. Affordable housing maintained for all of the fast food, workers and low income university workers somewhere near the University.
259. A more walk-able city center with high-rise multi-family housing.
260. Housing is a need, not a commodity. Burst the price bubble.
261. With property taxes and higher utility bills, College Station is becoming less affordable every year. I believe many residents will move to better affordable areas outside City limits.
262. I am personally struggling to become a homeowner for the first time and I make well above the average salary in CS. I can only imagine people making less having little hope of owning a home. I'd like to see CS have students moving into the high rises and student complexes so that the "investors" from other cities who own a lot of the single family homes and multiplex houses will lower rents or sell to people who want to live locally here. We are losing a lot of money as a community with profits from rentals going to other cities instead of staying local. I personally want a house in town since I work in town and want a shorter commute. I would want people who work in College Station to be able to live in CS if they so choose. Many people who work in public service or retail can't afford to work here. We need to serve our citizens who make this city run much better.
263. It's only going to get worse. I don't have hope.
264. Affordable housing with small, fenced yards that welcomes pets.
265. More affordable options.
266. More ways for people to become homeowners when they can't come up with the cash needed.
267. Hopefully more affordable housing to own.
268. Too many houses on too small lots.
269. Increased pricing due to supply/demand within a certain proximity of campus.
270. Balanced (demographically, racially) affordable housing sufficient to the need.
271. Build homes for low to middle class residents that are will to do there part in our Community and make a difference.
272. Scratch the new middle housing zoning. A serious mistake killing neighborhoods.
273. Preserve existing and expand family-oriented neighborhoods. ELIMINATE on-street parking for rental properties. Preserve historic neighborhoods.
274. When increasing housing, make sure the infrastructure can withstand the increase in population density.
275. Grim.
276. Choice in home size, lot size. We may not be able to meet all need within our city.

277. Truly affordable quality housing.
278. It is affordable.
279. High density on all sides of TAMU to provide more housing closer to campus and create less traffic.
280. Sadly, it's dystopian - undergrads will infiltrate Pebble Creek and Castlegate, and there will be high-rises everywhere.
281. Maintain the integrity of neighborhoods, make A&M responsible for some of the problems they are creating, make the building permit process easier for smaller/starter homes.
282. Bryan-College Station in 2024, with a population of ~200,000 is approximately the same size as Austin, TX was in ~1970. Our town will continue to grow as long as the state continues increasing enrollment at Texas A&M, which they've committed to do and we cannot stop. Please stop kidding ourselves by acknowledging that we are on that path, but we're going to provide the needed housing without increasing density. I know that a noisy bunch of voters think increasing density is taboo and ruining "neighborhood integrity," but please limit the amount of time that those exclusionists keep us on the current path of pretending that we can service a growing housing need without increasing density in single family neighborhoods. Try as we might: even lower income residents and students will pay a premium NOT to live in apartment complexes. That means the current growth pattern of College Station is increased suburbanization (more and more people commuting into the city center from afar), which generates infrastructure, traffic & transit challenges. Look for ways to increase density and decrease regulation, fees & taxes; that will increase housing affordability for all classes of our population and avoid the coming traffic crises that we're running into, as long as our voter base is adamantly opposed to increased density in single family neighborhoods.
283. Expand high occupancy overlay to include more housing especially closer to campus.
284. Housing attainability for first time home buyers, low to middle class citizens.
285. Inclusive housing.
286. Abolish No More Than Four.
287. Diversity.
288. Well, we have a housing crisis and rent keeps going up. Families can't afford to live here anymore, which means it's harder to make the move into homeownership. 60-70% of single-family homes in B/CS are rental units. It would be nice to have some stability of single-family homes for families, not "starter homes" that cost \$450k+ with 7% interest rates. Homeowners also don't want to invest in a poorly-crafted home that we are currently seeing being built in our area. If a house can be built in 2 months, it's not going to last. I'd be worried about the integrity and longevity of the neighborhood.
289. I would like to see renovation of existing apartment complexes to encourage full occupancy instead of constant new construction of infill housing that eliminates homes suitable for families.
290. Higher density apartments within a mile of campus, duplexes/townhomes within 3 miles, and keep the low density detached homes >3 miles away. Geometry does not support low density homes for everyone near campus.
291. All types of housing options should be available with a reasonable cost.
292. One where people working and studying here can actually afford it without thousands of dollars in debt to loans to pay for their housing, whether it's in dorms or an apartment or a house.



293. Home owners and college students mixed neighborhoods.
294. I know that the future of College Station is big. High rises are already being built all over town. I hope that I can preserve my area as single family and welcome the growth all around me. :)
295. Put the affordable housing as close as possible to Navasota.
296. Have three goals: 1-save existing single family neighborhoods (allow either four or two if ROO). Work with University to create affordable housing for students (University of Texas gave money to this). 3-Upgrade dilapidated apartments for students 4-Keep duplexes/townhomes for working class but require rental inspection to make sure landlords aren't taking advantage of people 6-Build high rises along Harvey 7-Create bike paths that connect all parks close to University (Brison to Tarrow), (John Crompton to Wolf Pen along Wellborn), (all along Anderson to Bee Creek), (Brison to Gabbard)-this would allow for students and working class to bike; provide incentives to businesses to upgrade facades and provide incentives to apartment buildings to upgrade making their properties suitable for students and working class families, plant trees everywhere, build mixed use in West Park, keep your historic neighborhoods.
297. TÃbet home developments group homes for elderly starter homes for new middle income homeowners.
298. A mix of housing types where walkable connections exist and encourage socioeconomic mixing in public "third places".
299. I wish I could afford to live here.
300. The city will have to have more decent areas with income restrictions to keep housing affordable.
301. I am working in neighboring communities. As long as elected officials and employees have the attitude that they know best without asking for input from real professionals, the problem will only get worse. CSISD will decline and the city will be forced to raise taxes to just keep it's head above water.
302. I would love to see more options for elderly people that do not look like nursing homes.
303. Walkable. Mass transit. Green.
304. Let the free market work! Work with developers to build more houses!
305. There would be low income housing options in every neighborhood, not just in isolated areas. It is better for the community as a whole if we are all living among one another, and not pushing others to corners.
306. A mixture of all types of housing options. More dorms for A&M students.
307. More requirements and laws to keep property owners who rent their facilities responsible for the upkeep of them and to not gouge renters. Should be a maximum percentage they can increase rent.
308. More single family starter homes that are well-built.
309. Clean and neat.
310. More family oriented neighborhoods with less student renters.

311. A place where those who work and live here permanently have affordable choices and don't have to compete with investors (both in and out-of-town) who are just making money from renting to students.
312. Neighborhoods where people walk and know each other.
313. College students not living in the middle of single family neighborhoods.
314. No more high rise apartments.
315. More affordable family homes in nice neighborhoods.
316. Housing options for new professionals, low income earners.
317. Affordable.
318. Don't dump student apartments, housing in existing residential areas.
319. Quality!!! Not Aggie Shacks!
320. Less rent by room apartments and more family friendly places.
321. Spread it out.
322. Enforce current zoning laws. No more ag shacks. No more high rise apartments.
323. New neighborhoods of attractive inexpensive housing that has guaranteed maintenance.
324. Don't know.
325. I am afraid the city will become a slum with low end housing and no place for professionals to live. TAMU will not be able to attract talent to work at the university if there is no housing for them and their families. The city is destroying nice neighborhoods with rezoning.
326. You need to work with the university, which keeps expanding enrollment, to get housing options for students near the university. The city also needs to learn to prioritize the needs of permanent residents over the needs of students who are only here for 4-6 years. Some neighborhoods are being destroyed with rental homes with multiple students. The permanent residents should come first. And stop raising property taxes.
327. A&M build More affordable dorms/apt for the students so that students are not taking all the affordable housing in the city.
328. Nothing good. The developers own the city/county government.
329. I would like my children to be able to afford housing here without being house poor. Wages have not kept up with housing prices or property tax increases.
330. I think the City is on the right track - encourage TAMU to build more on campus facilities and require Freshman to live on campus.
331. The traffic problems in Collee Station are affecting the housing situation.
332. Make the university invest in more student housing, either on- or off-campus.
333. Students living in dorms and apartments instead of taking up all of the affordable housing space.

334. Slow housing growth. Make things city wide more energy efficient.
335. Hopefully not all cheap student housing.
336. Neighborhood integrity, with A&M taking the lead on providing affordable on-campus housing, and contributing to city infrastructure to help provide housing options for their junior staff.
337. I is to expensive for me to live in this City with HOA's & Taxes.
338. Neighborhoods with greater variety in options so people who are different are living as one community, rather than separate.
339. A city that enforces zoning codes for different economic levels.
340. Create separate neighborhoods for students, and provide new neighborhoods for senior living.
341. Student and family lifestyles don't mix. We need neighborhoods for one or the other, not both.
342. Lots with mature trees, native bushes and plants, creative planning.
343. Maintain quality housing standards by builders in both low and high price point homes.
344. Locate students close(r) to A&M in higher-density buildings/complexes, demolish low-income apartment complexes (such as along Harvey Road) and replace with "downtown" type development similar to Century Square, add new construction in the \$300-\$500 range that has 1 acre lots (instead of squeezing as many houses into new developments as possible).
345. More affordable. The city in general, is thriving off of students who relocate every year and limit options for residents who want to stay long term.
346. An affordable place for all people.
347. STUDENTS STUDENTS.
348. My hope is that it would not look cluttered but that we would be flexible in helping all age groups not just students.

# QUALITATIVE ANALYSIS AND RESPONSES



## **General Survey Analysis and Responses to the Question “What is your vision for the future of housing in College Station?”**

193 respondents gave an answer to the question “What is your vision for the future of housing in College Station?” (responses like “none” or “I don’t know” were removed and not included)

Here are the major trends in the responses:

- 34 respondents suggested increasing housing density or creating more mixed use housing.
- 18 respondents suggested that Texas A&M University become more involved providing housing for students and employees.
- 15 respondents expressed how expensive housing currently is.
- 13 respondents suggested creating small or tiny home communities.
- 12 respondents suggested revitalizing existing neighborhoods and focusing on neighborhood integrity.
- 12 respondents suggested creating homebuyer assistance opportunities.
- 12 respondents suggested improving transportation as a way to address housing issues.
- 12 respondents suggested providing incentives and/or help to developers to create housing.
- 10 respondents suggested creating affordable rental housing.

1. All we need now is land... We don't need power, we can use solar, we don't need water if there is a natural well. We don't need sewage we can use septic systems. The septic systems will take care of yard watering. But maybe instead of building apartments, we build something better. Multiple single fam houses on a large swath of land that is used as communal. I don't know a single person who wouldn't rather live in the country and see the stars than 6 ft from the 400k dollar house I just bought to the one right next to me. Took me 25 years to save up and get this first home too. And I may not be able to keep it one day. I would like to help though, I am a troubleshooter and have a great many ideas that may be useful. Just no way to implement.
2. No. Just let the free market work! As soon as homes start becoming harder to sell, prices will fall.
3. Lower taxes via more frugal local public spending.
4. Stop raising taxes! I can afford my mortgage payment but the taxes are so high now it's a struggle to afford to live in CS. I can't sell either because there is no affordable housing elsewhere (not even to rent).
5. Smaller house neighborhoods (upper scale) to support downsizing and the elderly (retired) population.
6. Enforcement of regulations when people violate the rules.
7. Eliminate single-family zoning and allow middle housing to be built in any neighborhood (duplex, triplex, townhomes/condos, small apartments). Done in California, Oregon, Washington, Montana and Maine and countless cities in the US.
8. Our daughter worked with the Human Resource Council in Missoula, MT. They are using some creative techniques to address housing needs. I've also been following Houston's attempts to address the same issue in Houston Chronicle articles.
9. I have seen the use of 3D printed homes reduce construction costs.
10. Limit how much rent can go up annually! Stop the landlord preference. Stop allowing slum lords to exist!
11. The city needs more parks that people can walk in - not parks that are just for sports. There are so many people living in apartments that don't have parks nearby to get outside safely.
12. Tax incentives for developers. Building fee reduction or forgiveness. Expedited review processes.
13. We need to increase property taxes for rental homeowners. The housing market is too competitive for first time homebuyers that get out-bid by multi-million dollar investors who want to make a quick buck off their rental properties. The city needs to prioritize local young professionals that are considering moving away from College Station because they can't afford to buy their first home. If there was less incentive for investors to buy houses and rent them out to students, more young professionals would be able to continue to work and live in College Station.
14. Stop allowing so many luxury student apartments. Everything is either super expensive or an unfit place to live.
15. I believe the Texas Ave/University plan is a great idea to encourage mix-use development with high-density of housing units, but there is no incentive for a developer to take that plan and run with it. Something that large would take one or two big developers to acquire all that property to have it work as intended, and there are too many barriers for anyone to attempt it.

16. Incentives to landlords to take housing vouchers (section 8).
17. Smaller lots and more density with larger, accessible common areas. Public transportation that eliminates the need for two-car households - that extra car payment can go to a house payment.
18. Tiny home communities for house less or low income/middle income.
19. Look at the programs in Houston and San Antonio.
20. I think you are creating "needs". We have dozens of new (last 10 years) apartment complexes, condos, new neighborhoods (midtown). Developers and bank lending drive this, the City could excel and providing excellent roads, utilities, parks, swimming pools (a lap pool would be excellent) since Bryan Aquatics is always packed and stay out of funding housing. We see where Fannie Mae got us.
21. Mixing young adults and elderly in living spaces:  
**[search.yahoo.com/search?fr=mcafee&type=E211US885G0&p=elderly+living+with+young+adults](https://search.yahoo.com/search?fr=mcafee&type=E211US885G0&p=elderly+living+with+young+adults)**
22. Designate districts in which students can reside/incentivize investors into specific areas and rezone some of them to allow for multi-tenant situations. You need to segregate family neighborhoods from student neighborhoods especially for lower-income families.
23. Affordable housing for faculty provided by or in collaboration with the university.
24. Yes, better mass transit. Bring back trolleys to move people around town.
25. I feel like the 4 room apartment complexes have jacked up normal apartment housing costs.
26. Move the students out of established residential areas.
27. Stop catering to investment companies.
28. Smaller master planned communities with variety in housing types and included commercial/retail amenities.
29. Mixed use walkable dense development, please!
30. Provide housing for people who have criminal histories w/out having to pay triple deposits and denied housing simply because of a past criminal history.
31. Universities typically provide lots of student housing. Build affordable housing further from campus and invest in stellar public transit to campus.
32. Parking hubs for public transport so that people live in suburbs/exterior and can more easily commute in.
33. Housing that can be purchased for the same amount that we pay for rent.
34. Assistance for property owners who rent to others. Allow homestead exemption.
35. Micro-apartments for low-income individuals or students. Oregon and Washington state have recently begun using these.
36. A&M needs to provide more "on campus" housing.
37. All apartments should be mixed incomes.
38. Caps on rent based on median income and caps on rent increases based on inflation.

39. Rental discounts for employees. I worked in a school in Houston and I got a 15% discount on rent because of it.
40. If we had a better bus/transit system over all, less people would need cars, and people would have more income to cover rent.
41. Taxing properties and apartment units that sit vacant for a certain amount of time to artificially inflate pricing and keeping the demand high and the supply of houses low. It is a very common practice, especially for apartment rentals in College Station.
42. Tiny homes for low income.
43. I know some neighborhoods in College Station require that an owner live in the home, even if other rooms are rented out. So many of the starter homes are rented out year after year, completely trashed, then placed up for sale. First, we have to compete with investors who have more money. Then, if we do find a home we can afford, it is so trashed we can't afford repairs.
44. Work with the university to freeze the increase in admissions of students so the housing market is destroyed for the employees who make their education possible. The housing market is oversaturated with too many students and this attracts investors trying to turn a profit because students' parents will pay exorbitant rents.
45. Capping the allowable annual rent increase at a percentage of the existing rent; passing laws to prevent landlord collusion /price fixing (they all agree to increase the rent to something no one can afford); more condos/townhomes that can be rented or purchased; fewer HOAs - they're predatory and I refuse to pay into one, which seriously restricts my buying options.
46. Stop letting realtors buy up single family homes to rent to students instead of long-term residents.
47. I think there needs to more zoning areas for manufactured or modular homes.
48. Rental Caps.
49. Stop allowing per bedroom rentals of single family homes, limit the number of short term rentals (air bnb etc) in neighborhoods.
50. A bad strategy from Provo, UT (BYU): They have many small homes, 3-6 bedrooms, where students rent out a room. Extremely inefficient and causes massive parking issues with 3-5 cars per home. I see this beginning to happen in my neighborhood. In general, the biggest gap I see is affordable places for those who have recently graduated college (i.e. working their first job, graduate students, oftentimes trying to start families). Or just places for college students whose parents don't pay their rent. Almost every affordable place requires having at least one roommate which is not ideal for people trying to start their lives (and maybe a family) in college station.
51. More options to have affordable modular homes on land.
52. Strong incentives for infill development and redevelopment rather than sprawl, i.e., encouraging densification and providing more housing options at the same time.
53. Tiny Homes.
54. UBI has already showed results in areas of Texas. It improves quality of life and goes to mostly rent and bills, you'd have less stressed out workers and students, able to do more good in their lives, meaning more good can be done for our community too.

55. Less homes that rent by the room which seem to be everywhere.
56. Rent to own would help out a lot of people.
57. I got assistance buying my first home and it set me on my way to more wealth. It was an older fixer upper and I got a low interest loan from the county to rehab the house thus adding value and desirability. The houses on glade street are tired for instance. Don't let developers tear them down give first time homebuyers a chance to buy low and rehab. We need to get students back on campus and families back in college station homes. Discourage football houses!
58. Get rid of zoning. Let the market decide. Central planning has a terrible track record we are living with now.
59. Don't allow or remove Residential Occupancy Overlays that decrease the number of people allowed to rent/live in a house, thus driving up the cost of rentals.
60. Support for staff working in k-12 schools.
61. Allow tiny homes; have better (more) public transportation.
62. Improve walk/bike access to grocery stores.
63. Right now growth of the university outpaces available housing. Landlords have also gotten greedy and prices to rent an apartment have gone up astronomically in the last few years. I've actually considered moving to Magnolia because it's cheaper and because I don't have to deal with the absolutely strange rental market because of all of the college students and summer rentals. I work at the university, but to move from my current Bryan apartment to a duplex in College Station, the College Station duplex is will require 150 days notice if I don't want to renew my lease. It's ridiculous. At this point, I would like for the university to build housing for faculty and staff, which is done in other places that are usually considered high cost of living. It's getting unaffordable to live here. We also need more on campus or close to campus housing for students that is affordable. We need something similar to the Barracks, but for faculty and staff. There's no way I would live there as a non-student, but the idea is nice.
64. Mixed use zoning in high density areas so businesses can exist on ground floor of >3 story apartments.
65. Introduce legislation or city ordinance to ban private equity firms from buying single family homes and renting them at an exorbitant cost.
66. Middle housing options other than large student houses in neighborhoods.
67. No, I just want to be able to afford to live where I work AND afford a family.
68. Reduction of debt carried by the city would allow more tax revenue to be used to assist the citizens of BCS.
69. Incentivize redevelopment of the run down areas, stop letting pockets of crime areas spread and chase the crime out, not the middle class. This town needs more quality of life focus in its development and redevelopment, not just money grabs and a push for growth, growth, and more growth.
70. No more apartments.



71. Yes stop catering to the students and realize other people live here too that make a middle income with little to no options for housing!! Make it make sense!!
72. Look at living on the outskirts of town.
73. Convert vacant office buildings to housing.
74. I think a tiny home village like the one in Willis/Conroe area would be nice to have here.
75. Expand out to rural area to build more apartment to give people more options rather than having to live in the city.
76. Tiny or small (2 bedroom or less) home neighborhoods.
77. Raise property tax rates along with homestead exemption amounts to discourage absentee owners and encourage owner-occupants.
78. Tenants rights organizations have cropped up across the country lately and the most important work has been to protect tenants from landlords and rental agencies exploiting them. We should work to prevent landlords and rental agencies in the city from raising rent arbitrarily and refusing to meet living standards.
79. Mixed-use developments with shops on bottom and apartments on top are very successful. Removing parking mandates allows for densification and better public transit. Developers should be incentivized to have mixed-income developments and reserve units for affordable housing and to accept Section 8.
80. Mixed use developments, 4 over 1 style apartments (4 levels of apartments over 1 level of shops).
81. Improved public transportation helps housing that is farther away from shops/work feel closer. In some cities, they have light rails which connect neighborhoods with areas to shop and/or work. Buses would work too. They just have to run often enough that you can get places relatively quickly. When traveling, distance is measured in time. Another idea might be to restrict short-term rentals, like Airbnbs. Some cities impose the same tax rates on vacation property owners that hotels are subject to. This increases tax revenue for the city, while discouraging short-term rental properties. Other cities require the host to live in the unit they're renting out. These restrictions would open up housing availability and lower housing costs for residents looking for homes to purchase.
82. Implement a Land Value Tax.
83. Smaller units for less people in relatively dense, walkable areas. Instead of creating luxury living locations around campus to entice the students of wealthy families and donors, the living areas around campus should be kept at lower prices to maintain the college station's viability for medium and low income renters/homeowners. Instead of keeping competitive, large complexes around campus raise prices after arguing demand, but that just isn't sustainable if you're considering the community trying to move into this town - mostly broke college students.
84. Keep neighborhood integrity.
85. I would like to see items already on the books enforced. Neighborhood integrity absolutely depends upon homeowners and renters. If the homeowner is renting it out, keeping up maintenance and attractiveness of each dwelling place whether it be a house, and apartment, or a duplex. Letting people get away with having trash in the yards unkempt yards, and obvious more than allowable people living in a place should be actively enforced and fined.

86. Yes, STOP THE AGGIE SHACKS... you are destroying our neighborhoods.
87. Adapting old, vacant buildings into multi-family residences - for instance, old malls developed into senior residences, especially ones in the Netherlands which are contained cities that allow people with dementia to have a semblance of normal life.
88. Virtually all other college towns with out student ratio limit occupancy of ALL single family housing to 2-unrelated so that working class families can compete. That may not be the answer, but the sharp contrast with our attitudes toward working class families make the point that we are not even having an honest conversation about root causes - and don't plan to. The lack of affordable housing for lower income is due to "student gentrification". We only have 24,000 single family homes. The university has operated on a for-profit model for almost 2 decades and their profit is maximized by taking more family neighborhoods rather than plan and invest in appropriate, higher density housing (4-5 story apartments). We don't necessarily want them to own this housing, but we do need them to find ways to incentivize it. Other university towns have.
89. I do not believe the city should be involved in this activity.
90. Let the market decide - the government should stay out of it!
91. Prioritize the needs of the poor.
92. I attended the University of Alabama, they had "University Housing Zoning" that allowed up to 5 unrelated in a single family home, but the rest of town was strictly enforced to no more than 2 unrelated. It worked well.
93. Married student housing and No More that 2 unrelated zoning.
94. Having housing units above retail spaces.
95. Master communities with amenities.
96. Limit houses used for temporary rentals such as Air Bnbs.
97. Underground living options.
98. Mixed use spaces.
99. Rent is just too high for single moms.
100. Rental options is not the option. People could afford a mortgage if they weren't paying \$1500/month in rent that does not allow them to save for a home down payment.
101. Less taxes means more people can afford to own their own home versus renting.
102. All I can say is Texas A&M should realize it coexists with BCS and get involved in this strategic action plan in a meaningful and constructive way (which also includes spending money)!
103. If the need is more affordable housing then areas of new development should be developed. This survey will provide information only if you get it to the people who actually need more affordable housing. Not sure how you are doing that.
104. Mixed use residential/commercial.
105. Redevelop the mall into a mix-used planned community.

106. CAP THE RENT before CS is infested with homelessness!!!!!!!!!!!!!! CS has so many Californians Moving here and making our homes unreachable for Texans!!!
107. Spreading out the assistance to different areas instead of concentrating it in small areas (like affordable housing apartment buildings).
108. Yes...in Chicago, and in San Francisco.
109. We need to put a stop to the slums and dilapidated houses from being rented. We need to mandate all rental properties are to undergo a thorough inspection from an independent licensed home inspector for safety and serviceability every 3-5 years. We need to demand that companies and property owners are mandated by law to maintain homes for safety and serviceability. We need to mandate properties be built with extra insulation and in an energy efficient manner, especially for mobile and modular homes.
110. I have personally seen the problem of short-term rental companies coming and buying up all the affordable housing leaving nothing left for the people who live and work in the local area. Because they are a company and have more loans and financial leverage, etc., they are able to place the highest bids on houses which push out the regular everyday people who live and work here. Regular families aren't able to compete with corporations, LLC's, etc. Because they are short term rental, they can earn 2-3's the amount of long term rentals. It's just completely unfair.
111. Tiny home villages. There's also a dementia village built in the Netherlands that may be a good idea for elderly persons as a model set up.
112. No building student housing or apartments near family residences and schools.
113. Advanced transportation between apt complexes, the university and grocery store. Incentivize apt dwelling with amazing transportation.
114. Mixed-use housing with commercial space on the 1st floor.
115. Bigger lots.
116. Give existing homeowners the ability to gently upzone their properties by right. City-wide, single step, by-right upzoning. If you have a single family neighborhood, allow ADUs/duplexes. If neighborhood is duplexes, allow triplexes. And so on. Use gov't funding and other incentives to focus on lower income existing homeowners so they can afford to do the renovations/building needed to create the additional housing on their land. Focus on homeowners creating rental opportunities.
117. Support existing zoning and opposed rezoning of already planned neighborhoods.
118. Incentivize developers to build 600sqft - 1,100 sqft patio homes perfect for downsizing, first homes, affordability, great for seniors too, and low maintenance. Not everyone wants or needs a huge house and the financial burden. Provide small but quality, energy efficient homes with small private yards, covered back porch and garage/covered carport off-street parking. These patio home neighborhoods can provide common green spaces/parks and walking trails/sidewalks.
119. There are many aspects that go into creating an affordable community including walkable amenities, good mass transit, and bikes as a means of transportation. Affordable housing also depends on developers paying their fair share so that existing housing is not subsidizing new sprawl development.
120. Innovative ADUs to take advantage of leftover land, parcels.

121. East Austin homeless housing project.
122. Reducing the regulations/restrictions to reduce barriers to development.
123. Incentives for accessory dwelling units.
124. Allow shared housing in all multi family districts.
125. Strong partnership with habitat for humanity.
126. Force developers to make wider streets in newer neighborhoods so parking is allowed on the street.
127. Student housing should be kept near campus or Highways only. NOT single family neighborhoods.
128. Yes! Tiny Homes aka Pocket Neighborhoods.
129. Less "builder" homes and more normal homes.
130. Allow developers with affordable housing community ideas to build new developments that include whole foods.
131. See notes above; I've been watching the housing developments in Hempstead and Montgomery for the past seven years. The homes are two bedroom "tiny homes" but bigger than 500 sq ft/ less than 1000 sq ft. Modern amenities, small yard footprint, cheaper/affordable for small "professional" families. Or building more townhome/condos specifically for the same type of family. Specifically for families and not student-driven.
132. There was once discussion of using existing TAMU land to house students. The issue for residents of the city, especially single moms, is that most rental properties charge per room. This makes sense with college students but for a single mom with multiple kids - that is untenable. If we could creatively house a majority of students on existing TAMU land, rental and mortgage prices would fall allowing working residents an opportunity to live a more healthy, sustainable life.
133. Generational homes.
134. Addressing/discouraging crime in less expensive neighborhoods. While more affordable, these neighborhoods tend to have high crime rates. It seems like the "safest" neighborhoods are most often the most expensive.
135. Let the market dictate what housing prices are and what types need to be built.
136. Cut regulations and zoning that limits what people can do with their properties. The free market is more nimble than gov and will resolve any need that is there!!
137. Incentivize developers with tax breaks, recruit companies to move to CS so students stay after graduation.
138. Use of high-rise multi-family housing in city center.
139. Austin - bond issue for funding low income repairs.
140. High-rise buildings are a very good solution, as long as there is ample parking and the City can support the utility and roadwork needs of the community.
141. Making laws about residency. So many homes are being purchased by people who don't live here but are using the properties as AirBnBs for gamedays.

142. Repurposing existing, empty commercial buildings to apartment complexes.
143. A program like Habitat to humanity they help people Built homes.
144. Convert vacant motels into affordable housing for low income or homeless people.
145. A city/county that is not jacking up debt constantly.
146. Evaluate what is truly necessary in what is required for developers to provide finished lots, and the code requirements for builders.
147. Tiny village home community.
148. Teacher housing grants/loans.
149. Abolish CSAN.
150. Incentivize Builders and developers to build small affordable homes on smaller lots by waiving permit and impact fees and other costly requirements.
151. No. CS's housing problems could somewhat be addressed by the university controlling their population. A&M knows they don't have the infrastructure, nor do Bryan/CS to handle the ever increasing student population.
152. Yes: stop erecting new restrictions. No more than two unrelated for housing adjacent to Texas A&M... decreasing density and increasing the amount of commuters trying to get to campus daily? -please abandon these policies which only increase traffic problems and exacerbate housing affordability.
153. Block no more than four ordinance.
154. Incentivize to build instead of adding to cost with regulatory fees.
155. Abolish No More Than Four.
156. Stop over-regulating. You already had to repeal the STR regulations. You should repeal the ADU regulations as well. Allow residents to have more options and flexibility.
157. I see the same sized homes/plans from builders in Houston, building here and the prices here are \$100k+ more than the Houston area. Start with speaking to the builders about why. Is it purchasing land, infrastructure, utilities? What is making CS so expensive to buy com-pared to municipalities that are around our size? Ex.) Gehan Homes.
158. I would like to see grants to remodel/repair older homes in stable neighborhoods so that buying an existing home isn't as daunting for low-income families.
159. Shift the Property Tax to a Land Value Tax, or a split rate tax.
160. Not that I can think of.
161. You have two separate issues: 1-creating student housing and 2-creating affordable housing. Sometimes they overlap, sometimes they don't. For students, updating old structures/buildings to create apartments/condos. For affordable housing, Tucson, AZ updated the downtown barrio area without displacing residents.
162. Group homes for elderly with altzhiemers
163. Eliminate parking minimums.

164. Universal Basic Income.
165. The city should not have restricted duplexes and fourplexes in south College Station as the town was growing. Allowing those on the edges of newer neighborhoods would help.
166. You might try working with developers to see what land is available and let us have some input. Some of us deal with raw land and others are good at infill.
167. Houses made from shipping containers for low income population.
168. Probably but I can't remember yet. I'll have to email later.
169. Current apartment complexes designating a number of units to be rented at lower cost for low income families; tiny home neighborhoods for low income or homeless (can be used as a transition housing accompanied with other programs); churches building affordable housing on their unused property.
170. Tiny home communities for the homeless.
171. Prevent renting by the bedroom in established neighborhoods, make A&M provide more student housing.
172. Venice Community housing - intensive case management; wealthy donors.
173. Tiny home communities, master planned townhouses off of Wellborn.
174. No but it's way too expensive here and I will have to move if nothing gets done.
175. Keep government out of homebuyers business.
176. More single level patio home communities for seniors not ready for senior retirement housing.
177. I don't care but stop raising my taxes or I won't be able to live here either.
178. No. I've run a non-profit affordable housing company, and I think what is important to the citizens that don't need affordable housing is that the affordable housing that is built, stick built, manufactured, whatever, is that it, and all the property it sits on, will always be well maintained, lawns mowed, flower beds clean, etc. There needs to be something similar to the permanent maintenance trust established for cemeteries, with strong enforcement provisions. Plus, of course, assurance that police enforcement will be strict. In summary, the problem most affluent folks have with affordable housing is how it's going to look years down the road, and will it create social issues. The actual type of housing is not the real issue.
179. There should be private/public partnerships to build housing near the campus. The City should not rezone and destroy neighborhoods where people already live with the expectation of single family housing. Students would be safer in dorms/apartments on campus.
180. Stop raising property taxes.
181. Tiny Hope Village in Hearne, TX.
182. A&M needs to build apartment complexes run by university that are affordable. No more stealth dorms. No airbnb in neighborhoods. No more students buying family homes.
183. Permanent housing for the homeless seems to work best for homelessness issues. It provides an address, which then allows the individual to apply for assistance programs that they need.

184. Universities should build affordable housing on campus.
185. More financial and retirement planning education.
186. Keep housing affordable for single families.
187. Other Texas cities spend much more wisely.
188. High rise student housing.
189. Preserving existing neighborhoods.
190. Do not destroy the older neighborhoods.
191. Allow remodeling only if it matches the existing character of the neighborhood.
192. Provide more dorm options for university students so you avoid having to displace students who live in limited non related households.
193. Annex areas around the city to provide more affordable housing.

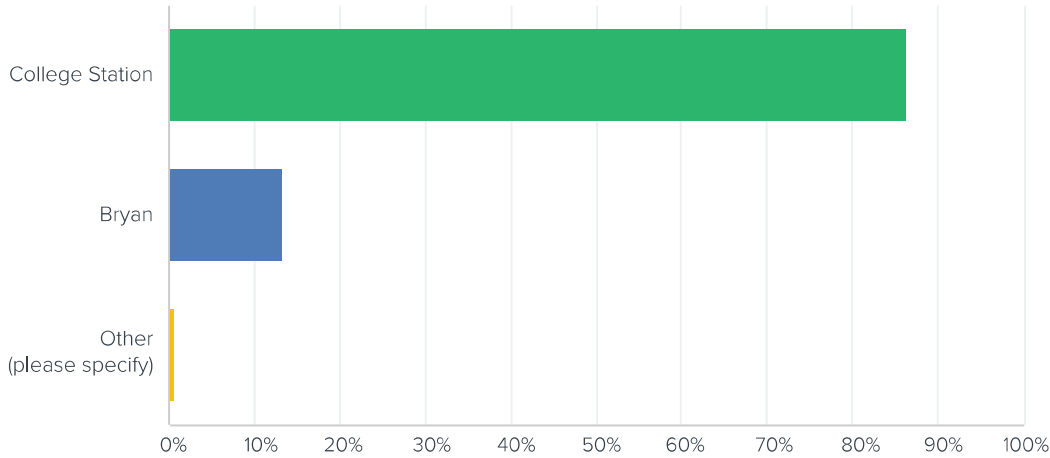


# STUDENT SURVEY

## SURVEY RESULTS

### *Q1 - Where is your residence?*

Answered: 1,637 Skipped: 0

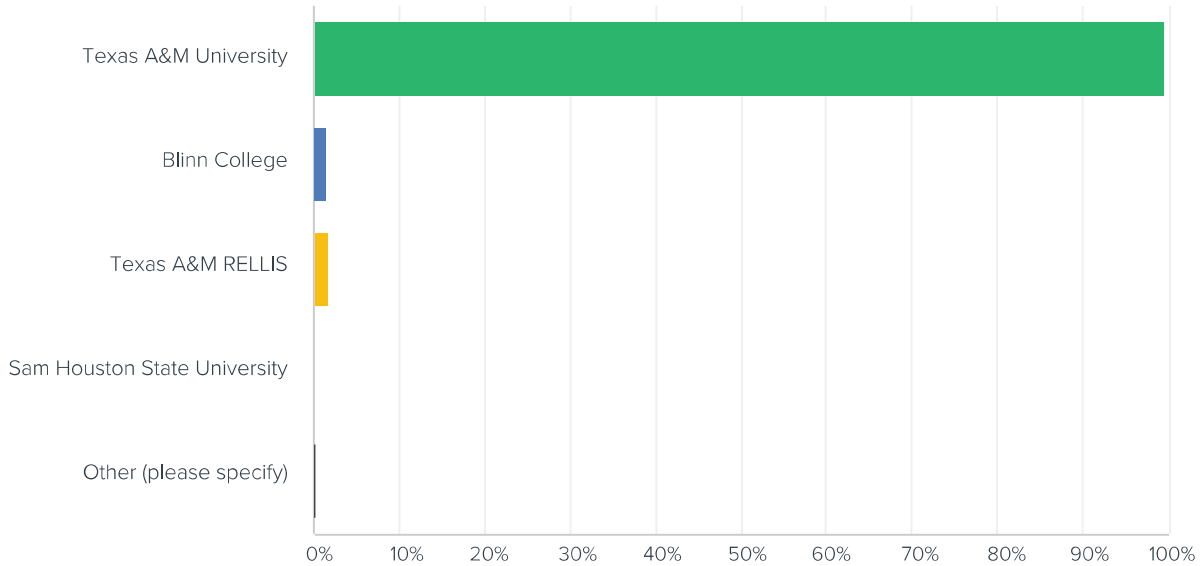


ANSWER CHOICES	RESPONSES	
College Station	86.32%	1,413
Bryan	13.13%	215
Other (please specify)	0.55%	9
<b>TOTAL</b>		<b>1,637</b>



### Q2 - Which institution do you attend? (check all that apply)

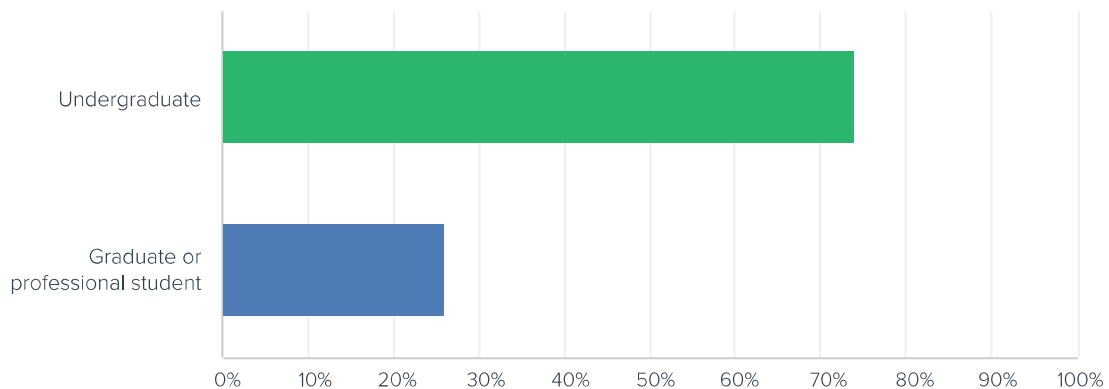
Answered: 1,636 Skipped: 1



ANSWER CHOICES	RESPONSES	
Texas A&M University	99.63%	1,630
Blinn College	1.53%	25
Texas A&M RELLIS	1.71%	28
Sam Houston State University	0.06%	1
Other (please specify)	0.24%	4
<b>TOTAL</b>		<b>1,636</b>

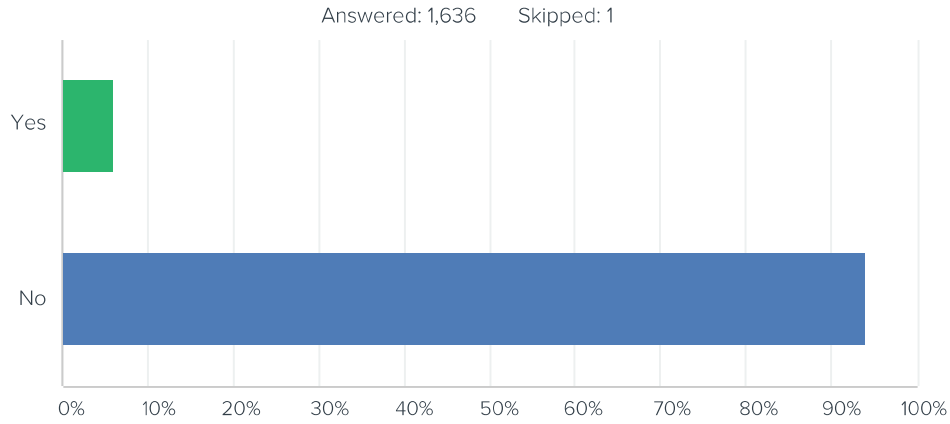
### Q3 - Are you an undergraduate or graduate/professional student?

Answered: 1,635 Skipped: 2



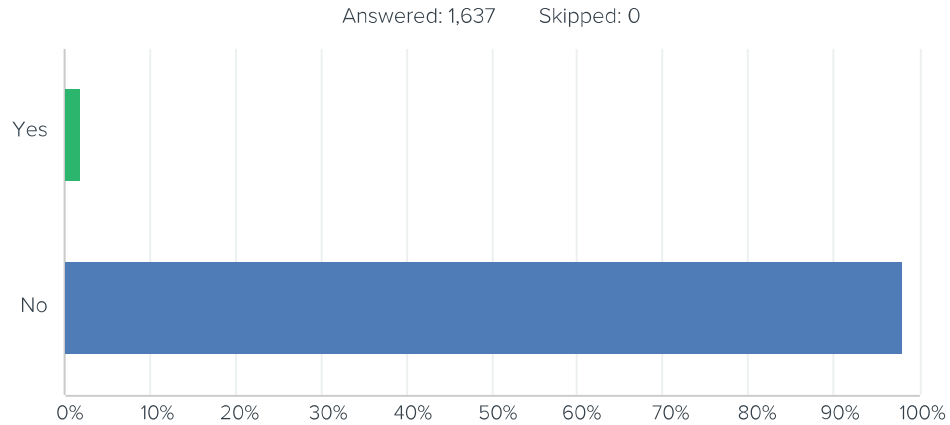
ANSWER CHOICES	RESPONSES	
Undergraduate	74.07%	1,211
Graduate or professional student	25.93%	424
<b>TOTAL</b>		<b>1,635</b>

### Q4 - Are you married?



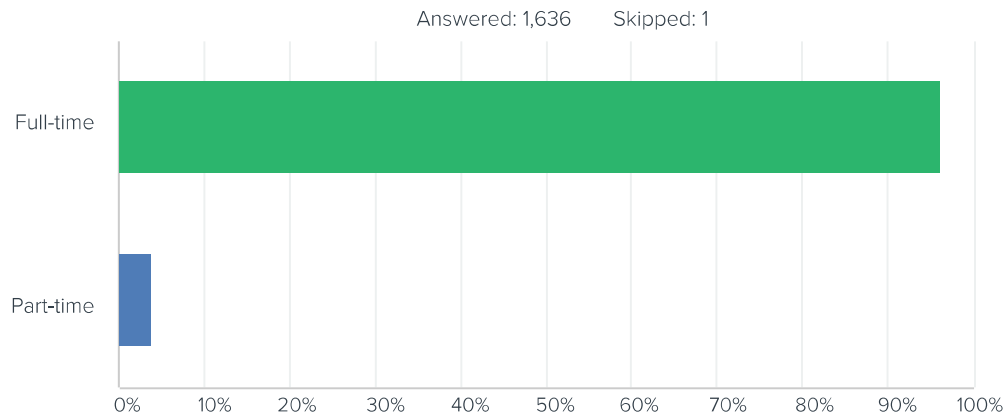
ANSWER CHOICES	RESPONSES	
Yes	5.87%	96
No	94.13%	1,540
TOTAL		1,636

### Q5 - Do you have dependent children?



ANSWER CHOICES	RESPONSES	
Yes	1.95%	32
No	98.05%	1,605
TOTAL		1,637

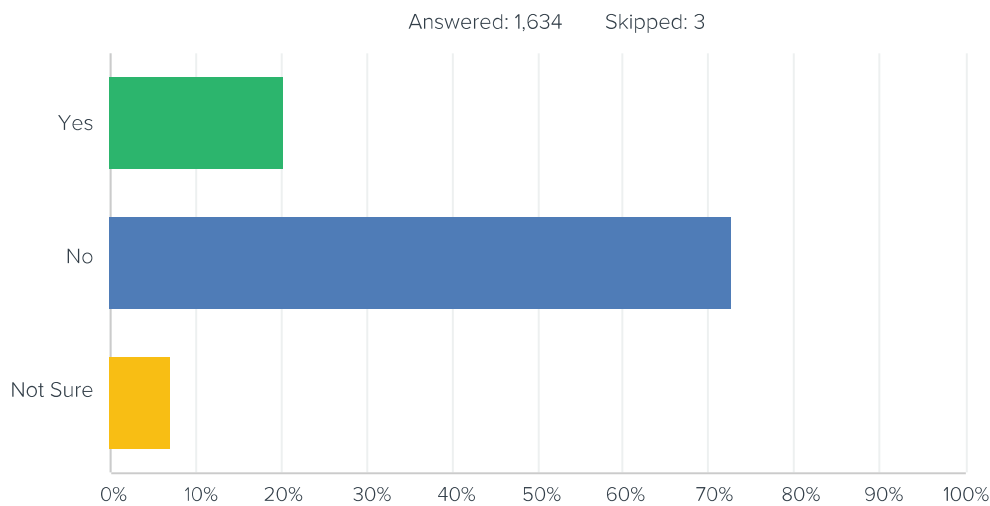
### Q6 - Are you a full-time or part-time student at your institution?



ANSWER CHOICES	RESPONSES	
Full-time	96.09%	1,572
Part-time	3.91%	64
<b>TOTAL</b>		<b>1,636</b>

### Q7 - Have you applied for and been deemed eligible to receive a Pell Grant?

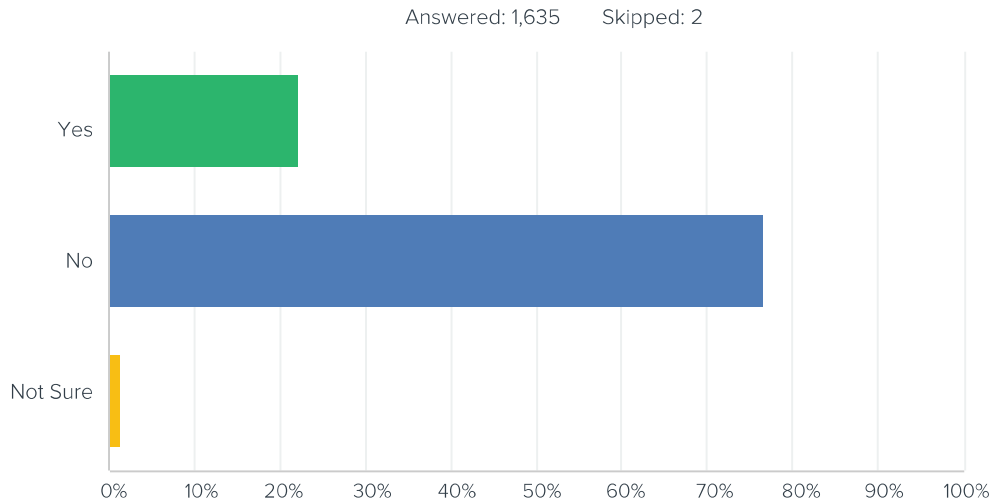
A Pell Grant is a need-based federal aid for students in college or other post-secondary education to help low-income student pays for college costs.



ANSWER CHOICES	RESPONSES	
Yes	20.20%	330
No	72.71%	1,188
Not Sure	7.10%	116
<b>TOTAL</b>		<b>1,634</b>

### Q8 - Are you a first generation student?

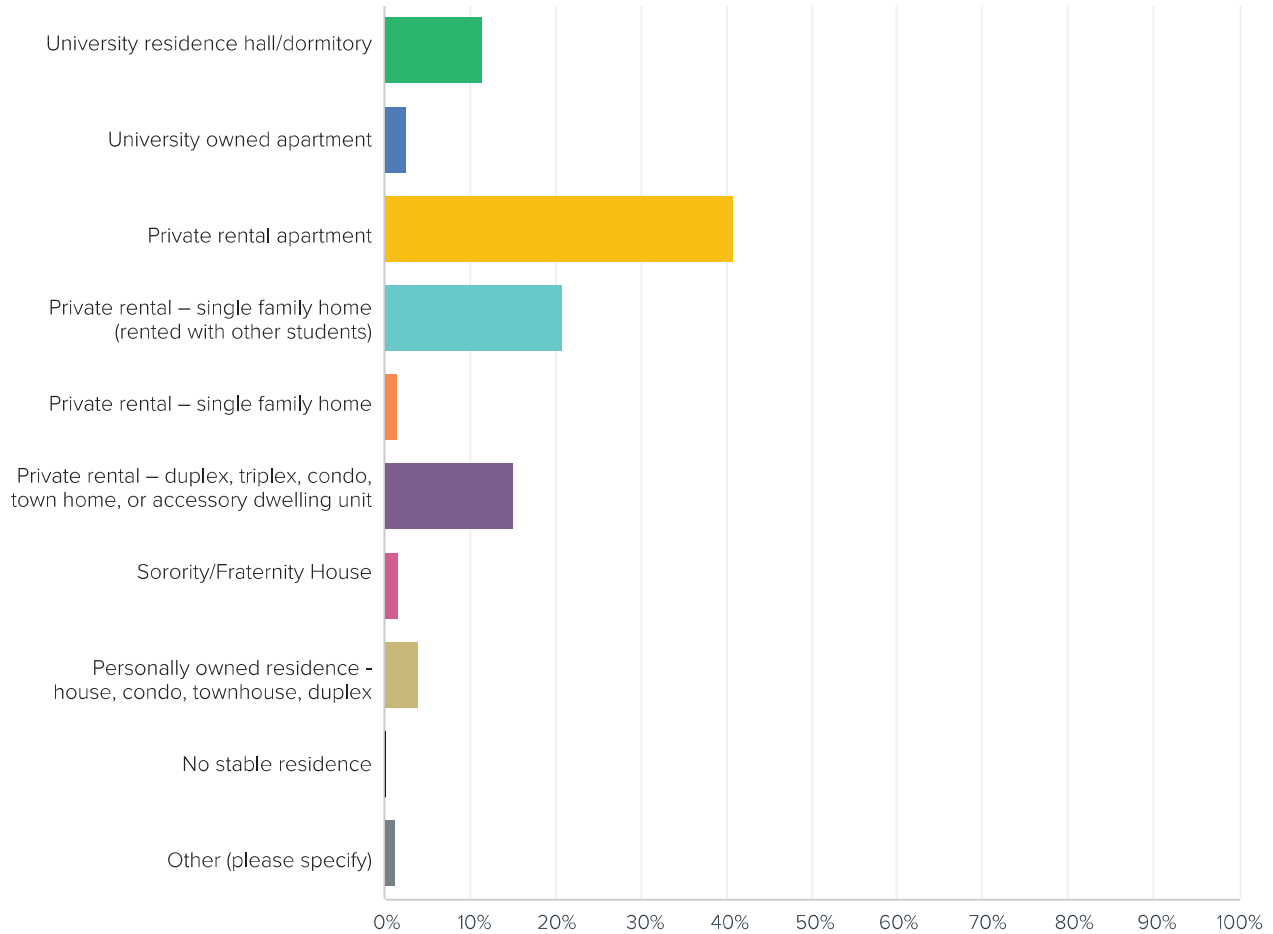
The Higher Education Act of 1965 and 1998 defines a first-generation college student as "a student both of whose parents did not complete a bachelor's degree, or in the case of students who live with and are supported by only one parent, a student whose only such parent did not complete a bachelor's degree."



ANSWER CHOICES	RESPONSES	
Yes	22.26%	364
No	76.45%	1,250
Not Sure	1.28%	21
<b>TOTAL</b>		<b>1,635</b>

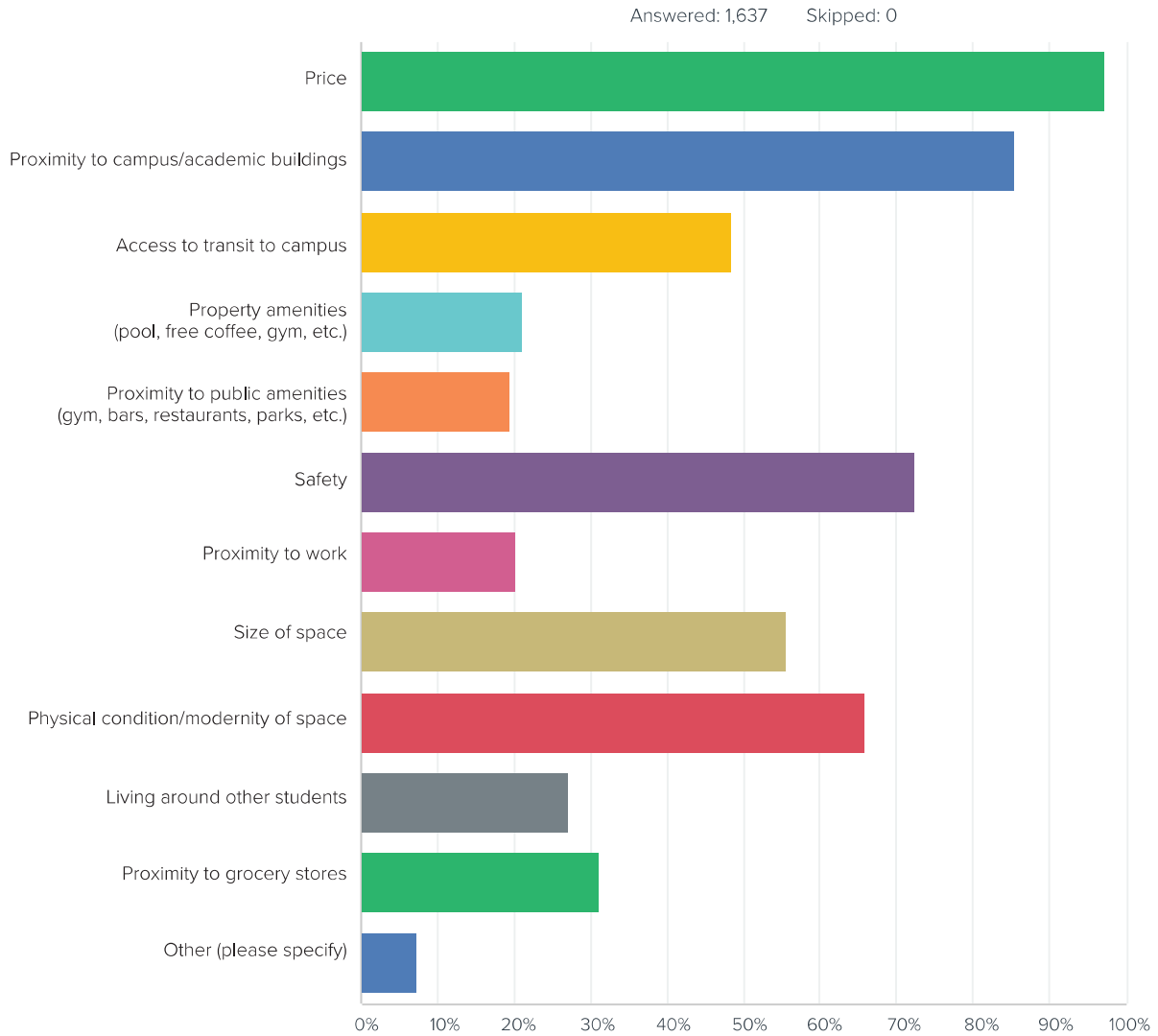
## Q9 - Which option best describes your residence?

Answered: 1,634 Skipped: 3



ANSWER CHOICES	RESPONSES	
University residence hall/dormitory	11.44%	187
University owned apartment	2.63%	43
Private rental apartment	41.00%	670
Private rental – single family home (rented with other students)	20.99%	343
Private rental – single family home (renting space from non-student who also lives there)	1.59%	26
Private rental – duplex, triplex, condo, town home, or accessory dwelling unit	15.06%	246
Sorority/Fraternity House	1.71%	28
Personally owned residence - house, condo, townhouse, duplex.	4.10%	67
No stable residence	0.18%	3
Other (please specify)	1.29%	21
<b>TOTAL</b>		<b>1,634</b>

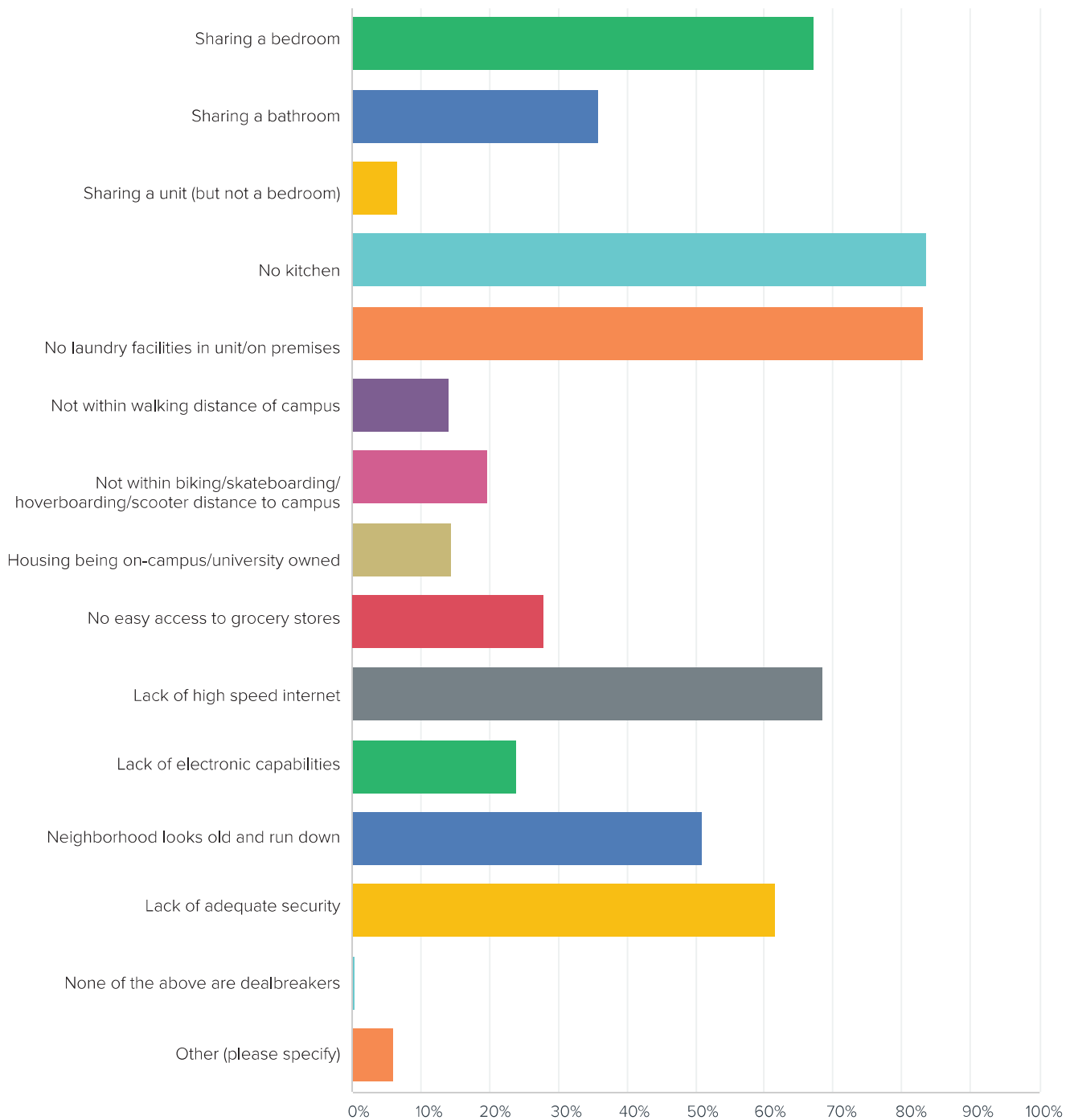
**Q10 - What are your most important factors when searching for potential housing? Choose your top five.**



ANSWER CHOICES	RESPONSES	
Price	97.25%	1,592
Proximity to campus/academic buildings	85.52%	1,400
Access to transit to campus	48.44%	793
Property amenities (pool, free coffee, gym, etc...)	21.01%	344
Proximity to public amenities (gym, bars, restaurants, parks, etc...)	19.30%	316
Safety	72.51%	1,187
Proximity to work	20.16%	330
Size of space	55.71%	912
Physical condition/modernity of space	65.97%	1,080
Living around other students	27.12%	444
Proximity to grocery stores	31.15%	510
Other (please specify)	7.27%	119
<b>TOTAL</b>		<b>1,637</b>

**Q11 - What is a deal breaker that would prevent you from selecting a certain housing accommodation? (Select all that apply)**

Answered: 1,635 Skipped: 2

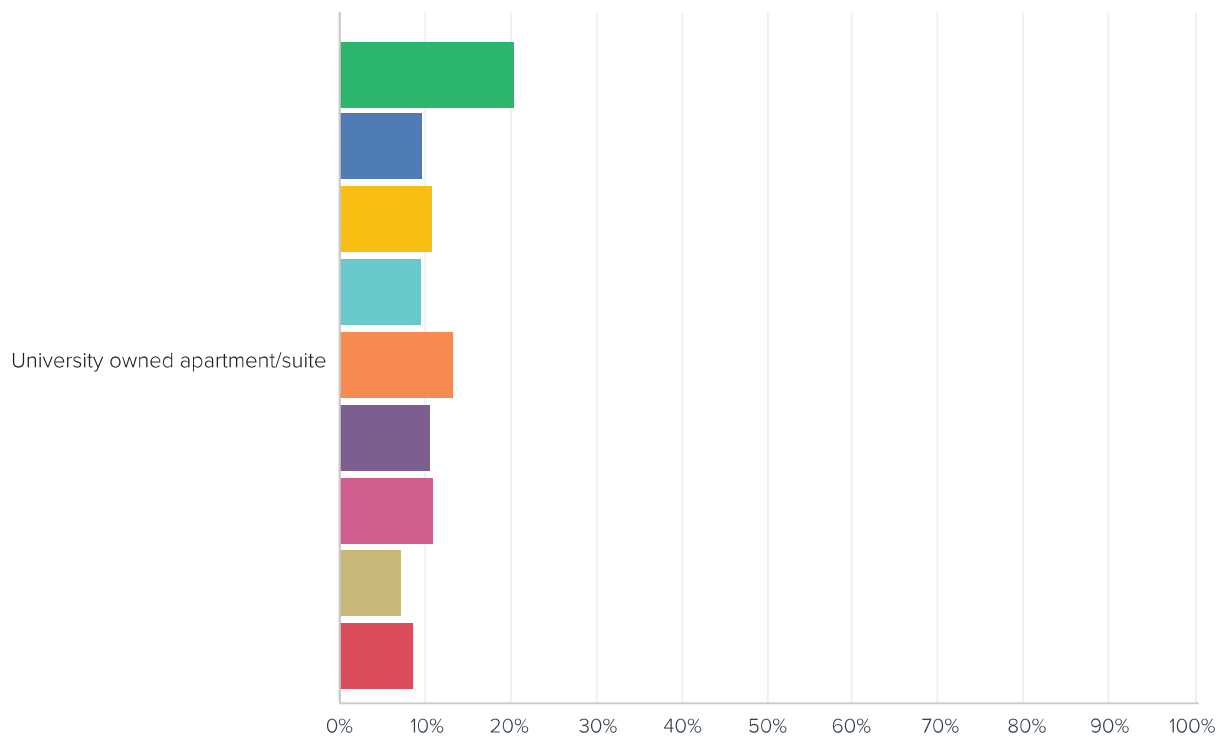
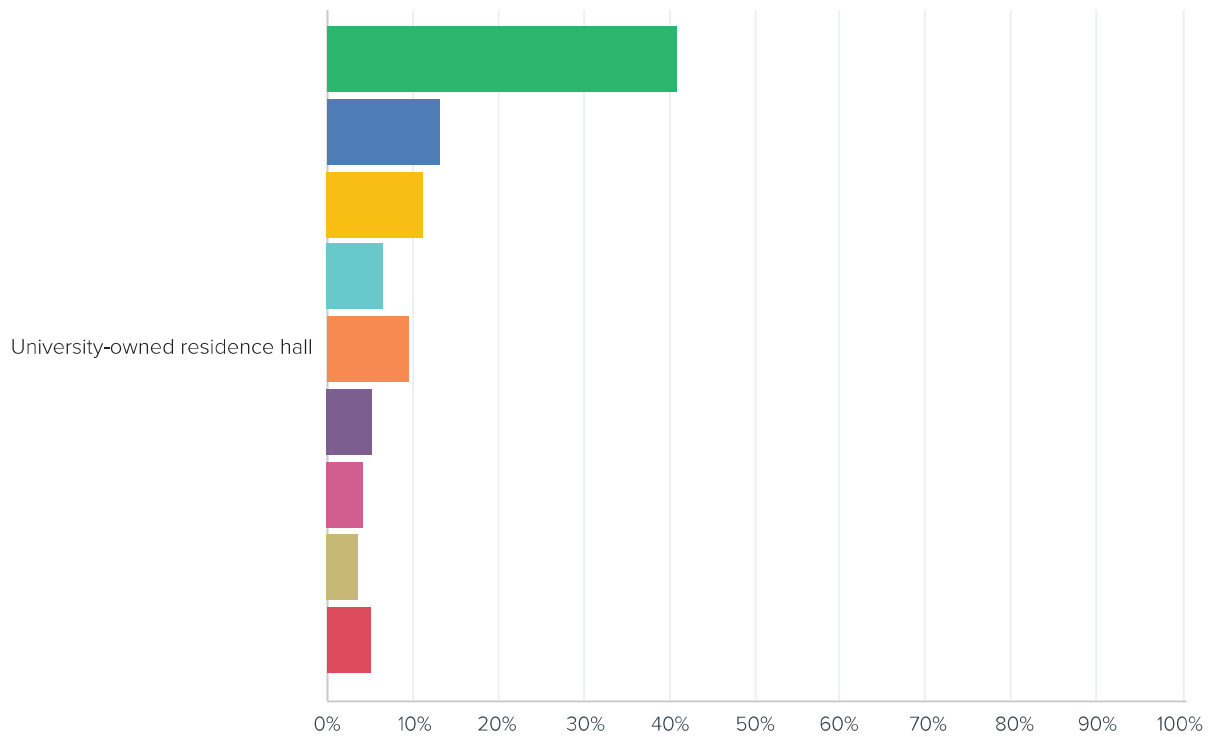


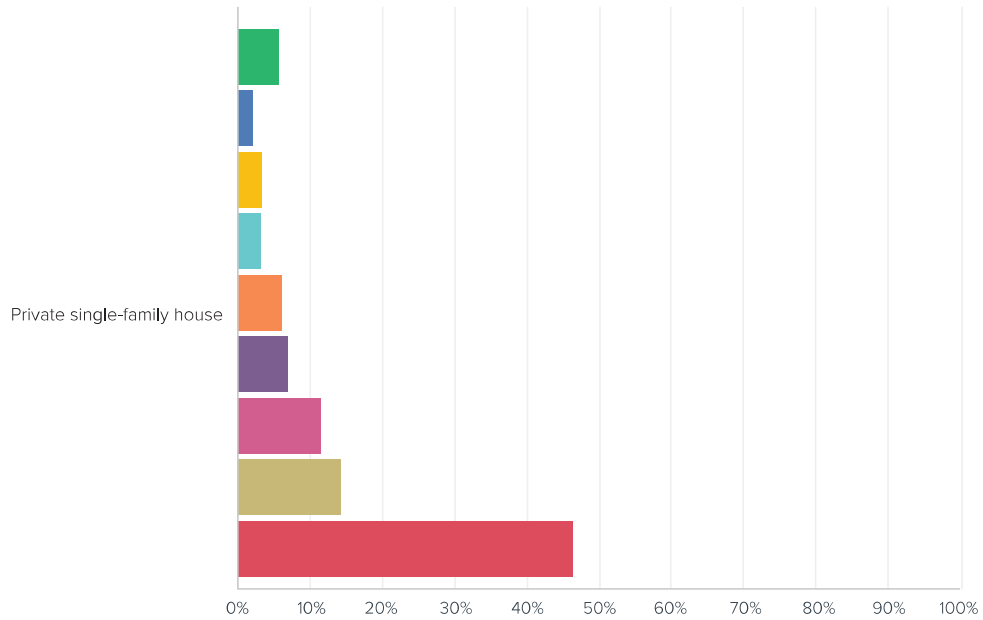
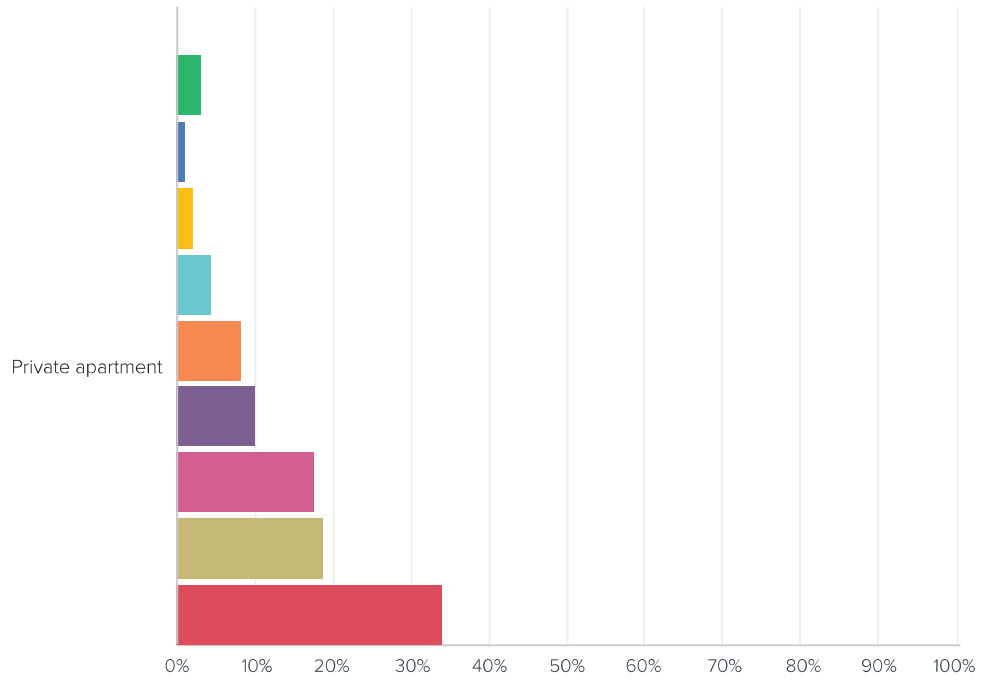
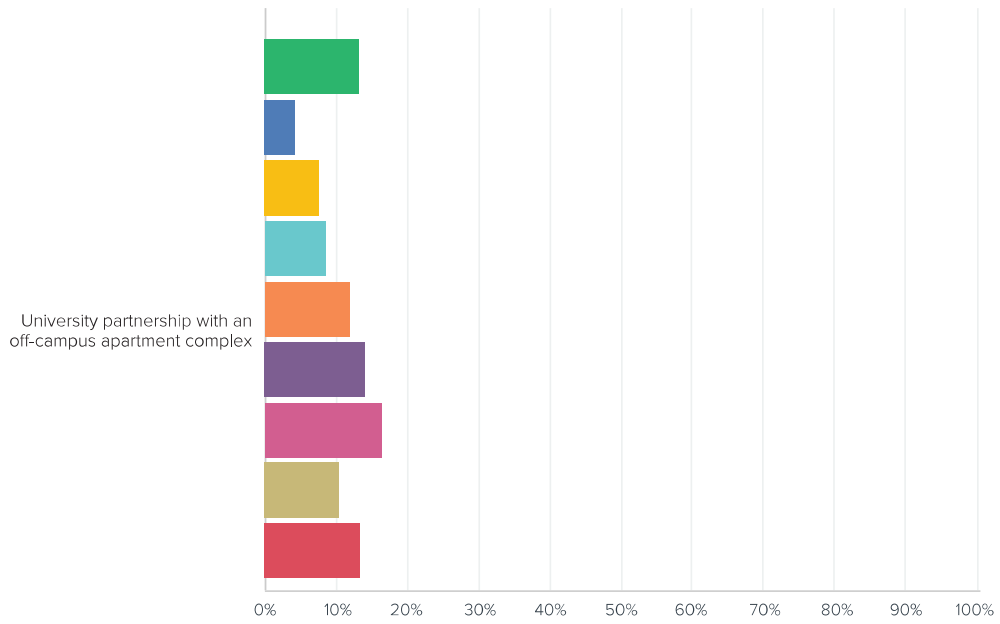
ANSWER CHOICES	RESPONSES	
Sharing a bedroom	67.22%	1,099
Sharing a bathroom	35.84%	586
Sharing a unit (but not a bedroom)	6.67%	109
No kitchen	83.67%	1,368
No laundry facilities in unit/on premises	83.12%	1,359
Not within walking distance of campus	14.01%	229
Not within biking/skateboarding/hoverboarding/scooter distance to campus	19.69%	322
Housing being on-campus/university owned	14.56%	238
No easy access to grocery stores	27.95%	457
Lack of high speed internet	68.50%	1,120
Lack of electronic capabilities (able to control lights, sound, temperature, locks with cell phone)	23.98%	392
Neighborhood looks old and run down (buildings or streets in disrepair, paint peeling, poorly tended vegetation, etc...)	50.95%	833
Lack of adequate security	61.65%	1,008
None of the above are dealbreakers	0.43%	7
Other (please specify)	5.87%	96
<b>TOTAL</b>		<b>1,635</b>

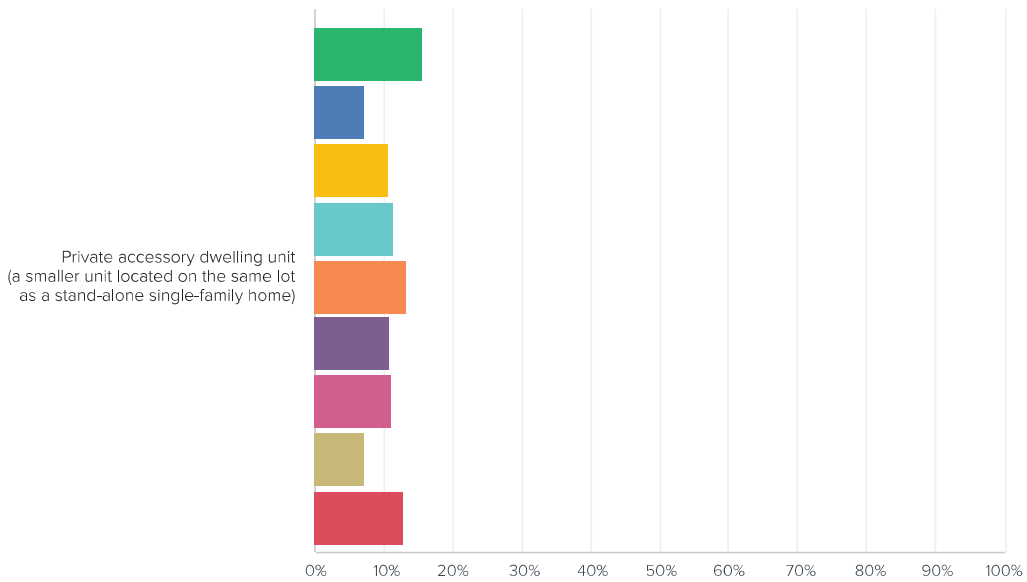
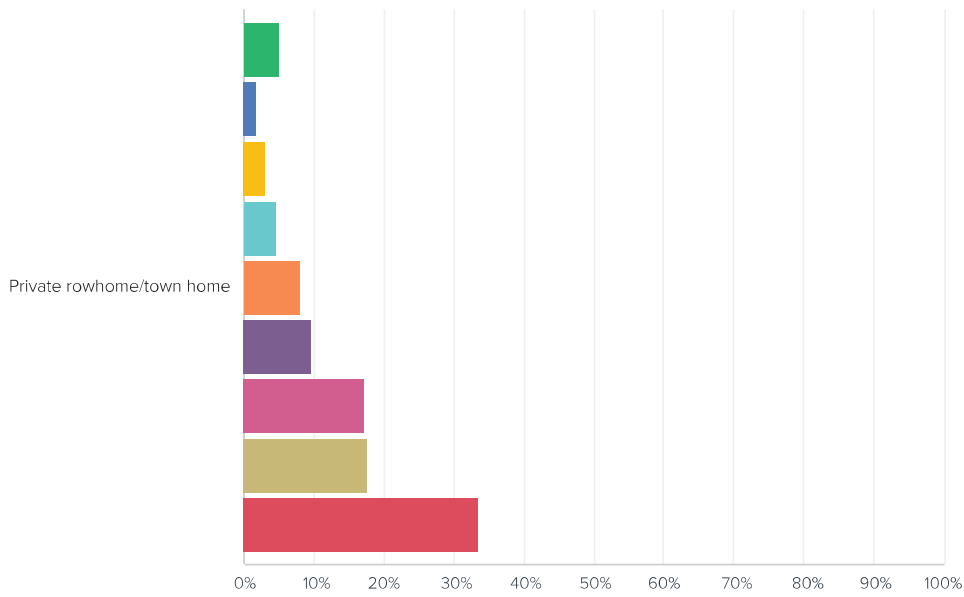
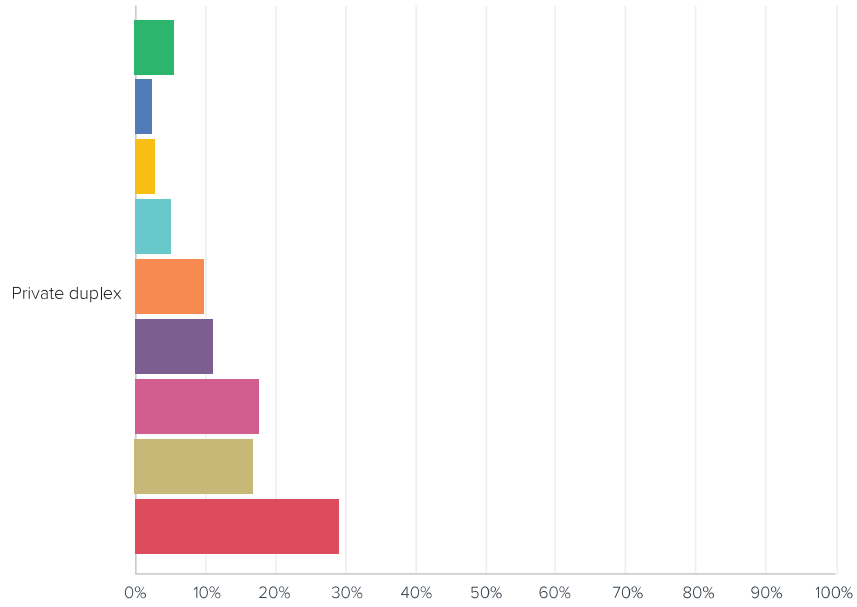


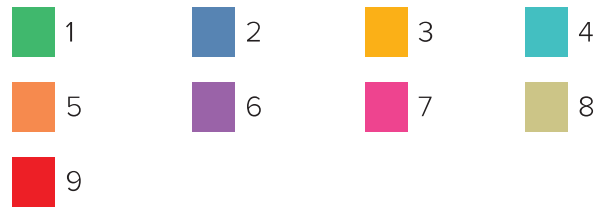
*Q12 - On a scale from 1 to 9, where 9 means very interested and 1 is not at all interested, how interested would you be in living in this type of housing?*

Answered: 1,624 Skipped: 13



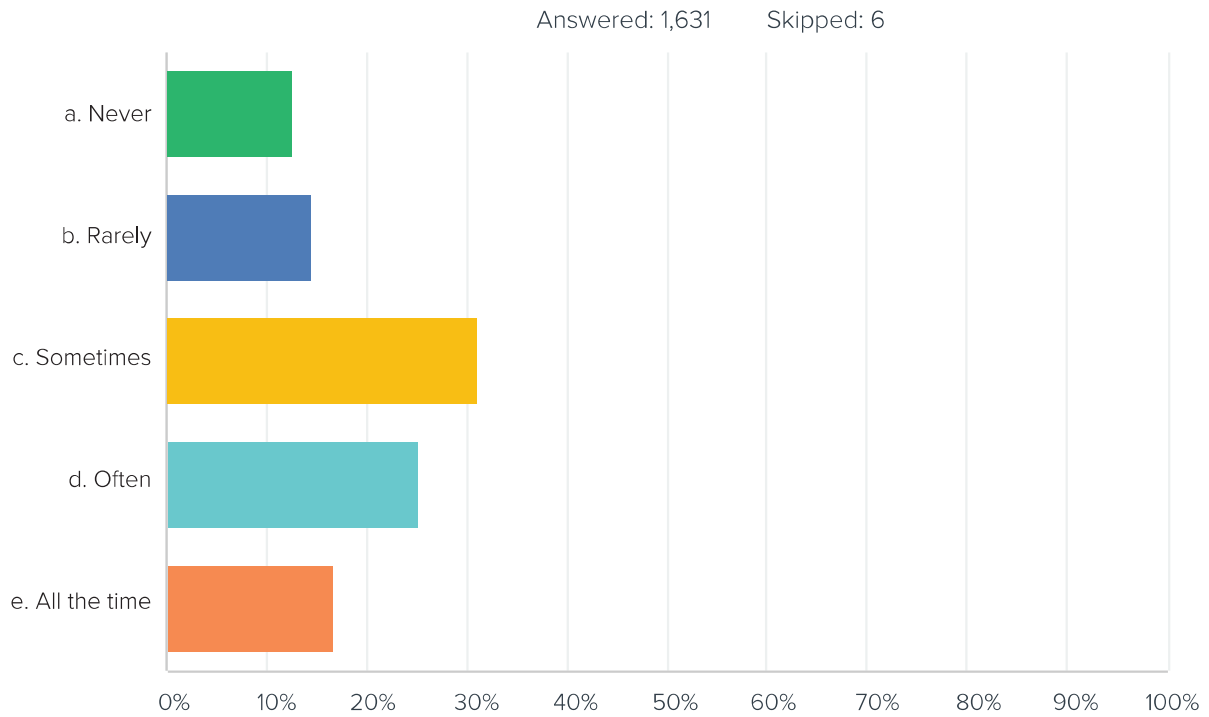






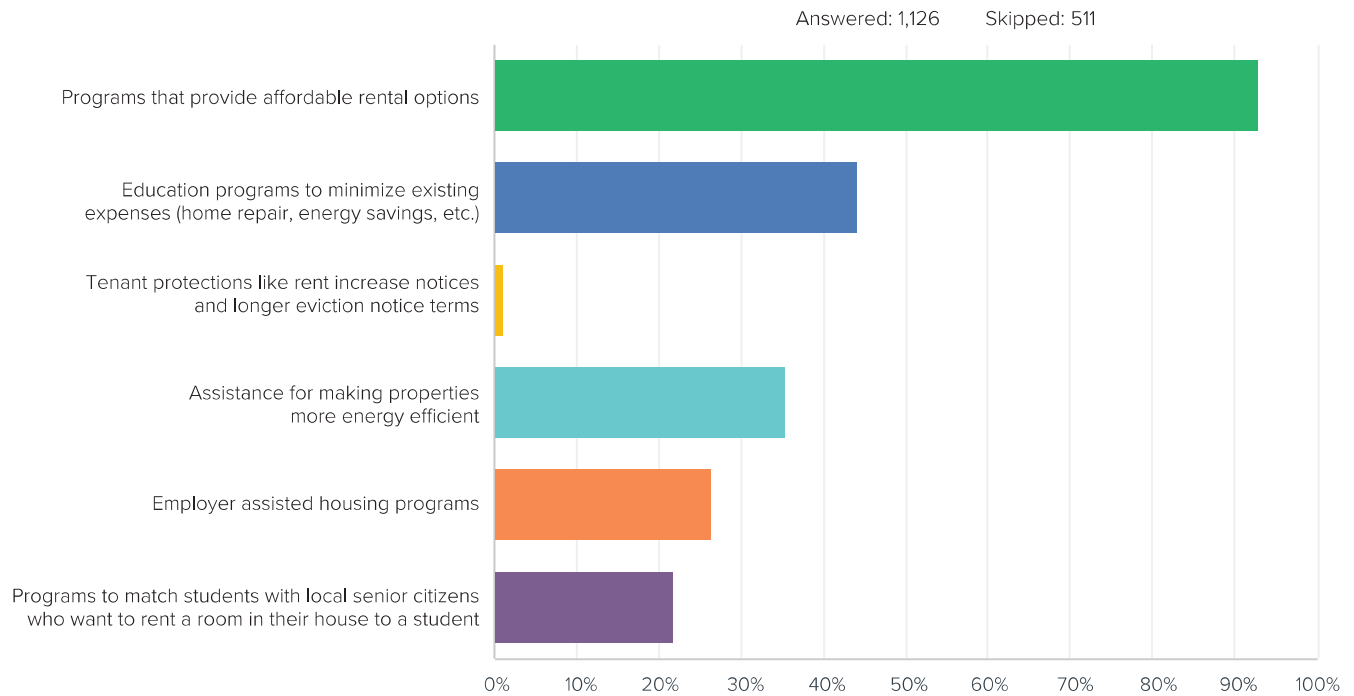
ANSWER CHOICES	1	2	3	4	5	6	7	8	9	TOTAL
University-owned residence hall	40.95% 665	13.18% 214	11.33% 184	6.65% 108	9.54% 155	5.42% 88	4.25% 69	3.57% 58	5.11% 83	1,624
University owned apartment/suite	20.33% 330	9.61% 156	10.72% 174	9.43% 153	13.12% 213	10.54% 171	10.78% 175	7.02% 114	8.44% 137	1,623
University partnership with an off-campus apartment complex	13.13% 213	4.25% 69	7.58% 123	8.51% 138	12.02% 195	14.00% 227	16.52% 268	10.48% 170	13.50% 219	1,622
Private apartment	3.21% 52	1.11% 18	2.16% 35	4.50% 73	8.32% 135	10.05% 163	17.76% 288	18.87% 306	34.03% 552	1,622
Private single-family house	5.75% 93	2.04% 33	3.46% 56	3.09% 50	6.18% 100	7.05% 114	11.56% 187	14.35% 232	46.51% 752	1,617
Private duplex	5.44% 88	2.35% 38	2.84% 46	5.07% 82	9.70% 157	11.06% 179	17.61% 285	16.93% 274	28.99% 469	1,618
Private rowhome/townhome	4.88% 79	1.61% 26	2.90% 47	4.45% 72	7.91% 128	9.57% 155	17.36% 281	17.79% 288	33.54% 543	1,619
Private accessory dwelling unit (a smaller unit located on the same lot as a stand-alone single-family home.)	15.54% 251	7.31% 118	10.65% 172	11.27% 182	13.25% 214	10.90% 176	11.02% 178	7.24% 117	12.82% 207	1,615

### Q13 - How often do you worry about affording rent or housing?



ANSWER CHOICES	RESPONSES	
a. Never	12.63%	206
b. Rarely	14.59%	238
c. Sometimes	31.09%	507
d. Often	25.08%	409
e. All the time	16.62%	271
<b>TOTAL</b>		<b>1,631</b>

## Q14 - What types of rental assistance programs would you be interested in?



ANSWER CHOICES	RESPONSES	
Programs that provide affordable rental options	92.90%	1,046
Education programs to minimize existing expenses (home repair, energy savings, etc...)	44.14%	497
Tenant protections like rent increase notices and longer eviction notice terms	1.15%	13
Assistance for making properties more energy efficient	35.35%	398
Employer assisted housing programs	26.47%	298
Programs to match students with local senior citizens who want to rent a room in their house to a student	21.76%	245
<b>TOTAL</b>		<b>1,126</b>

## Q15 - Do you have any additional thoughts about housing that you would like to share?

Answered: 602 Skipped: 1,035

# QUALITATIVE ANALYSIS AND RESPONSES



## **Student Survey Analysis and Responses to the Question “Do you have any additional thoughts about housing you would like to share?”**

460 respondents gave an answer to the question “Do you have any additional thoughts about housing you would like to share?” (responses like “no” or “not at this time” were removed and not included).

Here are the major trends in the responses:

- 160 respondents mentioned housing or rent being too expensive.
  - 13 of these stated that there should be rent control measures
  - 14 of these mentioned that their fixed income (mostly graduate student) was not enough to pay for housing.
- 115 respondents mentioned the no more than four unrelated occupancy restrictions negatively, requesting the rule be abolished or changed.
  - 5 respondents mentioned the no more than four unrelated occupancy restrictions in a favorable light.
- 63 respondents mentioned transportation related issues, siting issues with traffic, walkability, public transportation (including bus routes), parking, and affording a vehicle.
- 38 respondents mentioned difficulties with landlords and property management companies. Issues with maintenance, responsiveness, and general fairness were noted. Some stated the need for tenant protections.
- 34 respondents stated that density should be increased, specifically around campus.
  - 11 respondents made comments that were opposed to increased density, stating concerns with losing the character of places like specific neighborhoods or areas like Northgate.
- 30 respondents expressed a desire to live close to campus.
- 21 respondents mentioned the desire for certain amenities like recycling/compost, space for pets, pools, gyms, community space, etc.
- 16 respondents mentioned safety concerns, especially in areas where housing is affordable.
- 15 mentioned issues with leases, mostly that lease terms do not match academic semesters.
- 14 respondents stated that older, more affordable housing is undesirable because of its condition.
- 10 responded that it is difficult for international students to navigate the housing system.
- 10 graduate students responded that it is difficult for them to find housing that meets their needs.
- 6 students with families responded that it is difficult for them to find housing that meets their needs.

1. As a Student looking for affordable and safe place to live.
2. BCS is already over built and yet housing prices keep increasing. There needs to be a halt on building more housing and have the current ones re-newed. We are forced to pay for the expensive apartments because the cheaper ones are sketchy and most likely infested with something. We are already in debt from paying tuition, we shouldn't be forced to pay \$1,000/month for a decent room.
3. The rent is super high in CS N Bryan. With the on going recession it is hard to live with the cost and rent. It would be easier if the rent can be managed under 500 for a single family apartment.
4. No enough cooking place.
5. Build more missing middle housing, densify around campus in existing single-family neighborhoods, build protected bicycle lanes.
6. Want to live close to campus. Please allow me to live close by sharing a house with my friends!
7. The more free the market, the easier it'd be to alleviate this issue.
8. The Lofts at Wolf Pen Creek is horrid and should be shut down.
9. Rent has gone pretty high. It should be regulated.
10. Leasing contracts are for a complete year, not for the months during which the apartment is used. Also, subleasing is not easy to achieve.
11. I think there should be more housing real estate close to campus so people can walk and easily transport.
12. Having low noise level areas, close to nature, only 1 roommate.
13. I think more freshman-only dorms should be constructed, to ensure that incoming fresh-man who want the full on-campus experience get the chance to partake in it.
14. Need one semester leases. Off campus housing is too expensive, paper cheques are used for deposits. Need to provide info to international students without guarantors.
15. Things are getting expensive and i am just so stressed.
16. Don't be afraid to exercise eminent domain and purchase houses from homeowners (mainly seniors) in order to best serve the community. Awkwardly placed homes and suburbia is a massive factor on why the United States rates badly in terms of walkability compared to places in Europe, Japan, Singapore, etc.
17. Housing/Apartment expenses are rising everywhere. It is becoming difficult to be a full time student who has a part time job trying to pay rent.
18. Affordability is the top priority for me and I think everything else can be managed.
19. Please eliminate "me + 3" too many students are suffering as a result of this.
20. Students cannot afford the increase in prices that is happening everywhere for no apparent reason. My apartment increased rent by 100\$ for next year all because "everyone is doing it". It is unfair.
21. There needs to be a lot more student housing close to campus. The no-more-then-four policy is harmful to students, who make College Station what it is. Car ownership is prohibitively expensive and not an option for many students, and bike lanes and walkability needs to be improved all around campus. Lower speeds and mixed use development along George Bush Dr would encourage a healthy level of development in this area. College Station has the opportunity to benefit from the 70,000 students that attend A&M. Making the city more livable and affordable for students and young adults is a smart way to capitalize on College Station's greatest asset.
22. The price of housing continues to rise and has pushed me out of college station. Because tamu doesn't pay enough and there's been no cost of living adjustments made.
23. Existing off-campus student apartments need to be inspected for mold and leaks, and property owners required to fix these issues.
24. Allowing companies to tear down cheaper housing in order to build student housing close to campus is not the answer.
25. I'm not opposed to living around high-rise apartments or single family homes, but I prefer living in mid-rise housing. In my personal, subjective perspective, I perceive high rise apartments as demeaning the individual overly much while single family homes and other low density housing options prioritize the individual too much at the cost of a vibrant public/social life.



26. The college station housing mafia is an absolute pain in the ass. The best thing the city could do is prevent corporate ownership of housing communities. Ever since I moved into an apartment with an actual landlord that I could hold accountable (instead of some "community director"), my renting experience has improved DRASTICALLY. The four-bedroom apartment I just moved out of hiked its rent by about 80% over the course of three years. I found a privately owned SINGLE-BEDROOM place for a little above half that price.
27. I believe there should be more places that offer housing opportunities further away from campus, but at lower prices. Currently, most private apartment places have similar prices regardless on their location.
28. While we are seeing a large amount of complexes being built, all of these units are unaffordable. Low Income Students have to take out loans or work a ridiculous amount of hours to pay for housing.
29. More high rise apartment buildings and removal of amenities is not the answer. Rent price control is.
30. College isn't just for 20 year olds anymore, needs should be fix more around 30-50 year olds who are finishing up.
31. There is a large international student community in College Station, programs to help them find affordable housing, understanding and signing lease terms and understanding overall costs associated will help.
32. Not a big fan of car dependency.
33. Housing is overpriced in CS and Bryan. Crazy how Reveille rd has so many vendors to live there.
34. College station is a city that is growing fast. With this growth I think we need to prioritize housing. I am in favor of creating more density, especially near and around campus. When it comes to the Northgate area, I believe a plan similar to the one that was layed out for West Campus in Austin would be great for Northgate. That plan has been a resounding success and been a boom for the local area while promoting housing and restaurants. For the other areas surrounding campus, such as east of Texas and south of George Bush, we need to promote density. Far too much of this area is R1 zoned. This is some of the most valuable land in the city and building denser housing should be legal and easy. These areas don't need to be consumed by 5 over 1 apartments, but even something like making large areas near campus available to build duplexes, triplexes, quadplexes, and ADUs. I also believe infusing amenities into these areas, (allowing through zoning), will make these areas more vibrant and exciting for students. If we can increase the student population near campus, we can increase the amount of students biking and walking to campus. This will be a great benefit to a city who sees its traffic volumes increasing every year. Additionally, if we keep college students near campus, we will keep college students from "infiltrating" family areas which I know many locals do not like. Additionally, if we upzone areas near campus that are high student population, there should hopefully be little resistance because students who are renters don't care about their "neighborhood character" being destroyed. To sum up my beliefs in one sentence, I believe the key to housing in College Station is abundant housing and housing that is dense and centrally located around cam-pus. (Sorry for spelling and typing errors. This small text box is not easy.)
35. Better bike infrastructure to in from campus would solve the transportation solution to campus.
36. I am an exchange student. There needs to be more options that are only 4 monthly leases not 6 monthly I will be leaving the country but will have to pay a further \$2,000 on rent. Also the bond situation and payments are difficult, there should be ability for bonds to re-turn to international accounts. The amenities have been amazing making up for the high cost. but \$1,100 just to live close to campus is very high.
37. Safety of a resident is my top priority, if there is not security 24/7 there it can be very scary, there has been times that I have been walking to go to work at 5am and there are people on campus that do not look as they belong and it is scary. I want to feel safe. ALSO remember traditions.
38. I would like more properties to offer recycling and composting.
39. Some of the landlords at apartments around campus are super sketch. Students have no other choice but to live in these places since there doesn't seem to be enough housing. They also don't seem to have the resources to do anything when the landlords don't hold up their side of the lease. Part of the issue with housing actually revolves around traffic. I currently live a mile from the bush school and it takes 20 minutes to get there depending on when I leave because of the traffic crossing harvey mitchell. I'd be willing to live farther away if getting to campus was easier (or bike friendly).
40. No more than 4 makes it extremely difficult to afford a private house. Safe, nice, wonderful homes that have been able to be lived in by college students, will be unaffordable in the future.
41. Please stop putting such huge high rise apartment complexes around campus, it takes away from what makes college station the beautiful city it is. Please have concerns about the fact that many affordable housing options for students are in areas with recent shootings. Please focus on affordable but well built housing, a lot of options available (whether marketed as luxury or affordable) are poorly constructed and will not stand the test of time. This will only cause further problems to the city down the line when the cardboard houses and complexes have to be torn down and rebuilt far too soon.

42. Don't get rid of NorthGate. You'll lose students.
43. Most of the leases seem to be fixed term, which is far from optimal as I will be moving out in early May and lease ends at the end of July, so I have 2,5 months of unspent housing. My visa (I'm an exchange student) does not even allow me to stay in the country that long. The housing process to my current private townhome apartment was also difficult, as I did not have any US-based information, such as social security number or even phone number before getting here. In addition, the housing complex seem to prefer phone calls over emails, which is again not good if you're living across the world. The housing costs are also major, distinctively higher than in my home country, compared to the level of accommodation.
44. Access to housing and how nice the apartment is very important.
45. Maybe there could be a policy to prevent that all houses in College Station become rentals. I think some management companies are taking over and not leaving affordable housing, not only for students but also young couples who want to start a family -like myself and my fiancé!
46. I find it problematic how much parking we set aside without considering that the space used would have been better used. Parking lots for the apartments take up significant space making them un-walkable.
47. Covered parking is certainly something I think many students consider and would appreciate having access too.
48. My major concerns with housing are affordability (graduate students, especially in the humanities, do NOT get a large stipend), safety, but also a quiet situation so I can do work at home. It's VERY hard to find housing that meets all three of these criteria in the BCS area, which is shocking considering the amount of graduate students likely looking for something similar.
49. In the last few years, rent has gone up a lot, but graduate student stipends have not kept up.
50. Housing is becoming pretty expensive from past few years. As a graduate student with very limited par-time salary it is tough to manage expenses.
51. I want a space with the freedom to cook, play music and participate in my recreational activities that fit my life style.
52. Yes swimming pool and work out.
53. Affordable price.
54. Landlords in College Station take advantage of the students who lease from them.
55. Utilities are very expensive:(
56. In apartments, make sure to leave some nice walkable space outside where I can walk around, chill, sit, and look at nature.
57. More than 4 people should be able to live in a house.
58. College stations tendency to push away it's homeless problem to Bryan and erase visibility of its poverty without effectively addressing the causes of its poverty. I volunteered at a local homeless shelter and learned just how difficult it is for non students to not only rent in the college station area but how vicious the system is to the underprivileged. If you just have a eviction on your record it can be almost impossible to get a lease or a landlord to help you. There seems to be little to no rent control which causes rent to increase just for the fact that other complexes charge higher values with no genuine competition in the market. the majority of rental properties from what I've seen are not locally owned but corporate owned which leads to a investment attitude towards the living situation of students which doesn't always align with the well being of the community.
59. Rent is beginning to get way too high.
60. Housing sucks here.
61. I am very disappointed that the city is taking actions that are hostile to students (no more than 4) rather than developing actual solutions to a growing population. Road conditions are also a contributing factor to housing selections, BCS has poor road quality.
62. Maybe get rid of non family rental restrictions.
63. It would help a lot with rent to be able to live with more than 4 people.
64. I think more should be done by the city to protect students from predatory housing/apartment management agencies.
65. All private apartments price gauge and don't really provide anything in return.
66. I have seen the costs of my unit alone rise \$250 over the 4 years I've been in college.

67. The "no more than 4 rule" makes it extremely hard for us students to get housing close to campus at a decent price while also mitigating traffic congestion around the BCS area. Many houses are made with more than 4 bedrooms in college station and they can be used. The housing problems will only get worse if the "no more than 4" rule is enforced any longer.
68. High rise apartments on Northgate are ridiculous and not a solution!!
69. Prevent the large overseas rental companies from coming in and massively overcharging rent thereby artificially inflating the entire bcs rental market.
70. It would be a good idea to set up some dirt cheap areas; not very pleasant but helps people like me who aren't super picky with housing and don't have a lot of money.
71. College Station should repeal the rule that only allows four unrelated students to live together. This is a pointless restriction that drives up the cost of rent for students at the lowest income level.
72. Less luxury house and more affordable housing please. :)
73. Get rid of No More Than 4 rule.
74. With the lack of housing close to campus, why is enforcing the 'no more than 3 unrelated people living together' rule so important?
75. This city is doing an alright job.
76. The maximum number of unrelated people in one house being 4 people is counterproductive, makes housing more expensive, and is not practical for a college town with 70,000 students.
77. Keep/make it cheap.
78. Regulate these apartment management more and have them stop taking advantage of students.
79. Inexpensive but also still good quality.
80. I think the on campus housing (dorms) need to be updated as many of them are quite old. Additionally, because the number of on-campus housing available is less than the number of students attending Texas A&M, I think the city/ university should inform incoming first year students of the available options to them. This is especially helpful for those who cannot afford on campus housing. As the years go by I have noticed on-campus housing as well as housing options right outside of campus increase rent prices dramatically each year. I think the city should think about putting a rent ceiling on apartments near Texas A&M's campus as it is getting to a point where it might be impossible for self-funded students or single parent students to pay those high prices.
81. Housing is becoming extremely expensive, and students have to rent. Apartments are taking advantage of this need.
82. Discourage the destruction of College Station landmarks for poorly built high-density housing. RIP Hurricane Harry's
83. I understand that housing is cheaper when 4/5 people live in a 4/5 bedroom house. But, even though college station is a student town, there are families here, older people, the city needs to consider the consequences of building all this student accommodation which may not be used for families. Additionally, no one wants to live in a town were every second building is a dorm, or student filled apartment complex, or the huge skyscrapers that are now towering over Kylie Field. Keep the town small and quaint-that's why people love it.
84. It feels like housing is a race to secure a location/finding something at an affordable price. It is hard to know who to trust and if pricing is going to be consistent across years.
85. It is insane that if we want to live within a walking distance of campus we have to pay as much as the rent is. This is not fair to those who cannot afford it or cannot commute to campus without accessible transportation or walking distance. Just because them hey don't have \$500+ extra money to put towards rent.
86. Housing in Bryan/College Station is a huge mess and costs a lot for students and families living here or trying to live here.
87. I'd like a good-landlord certification system.
88. Activities in the housing community.
89. It is getting so expensive, and my parents already pay for my college. I don't have to pay for my housing, but for those who do it's such a stressor. My parents can't afford all of this. It is a college town, and I feel that the college students should be prioritized.
90. The house law for only 4 really targets students and is not fair.
91. Access to food and cheap college meals, more dining halls or places to eat open at later times for students.

92. This country at large is facing a huge housing shortage, and I see it right here in College Station too. I fully support and policies that build more housing, especially higher-density or affordable housing over single-family homes.
93. Please stop building over behind northgate the traffic is horrible and it's just too expensive. Focus on building far enough away where it can be a little more affordable.
94. No more apartments, tell A&M to stop letting so many students in.
95. The rule against no more than four unrelated tenants in a house should not exist.
96. No more new townhomes! The college student housing market is pushing out the socioeconomically disadvantaged families of the BCS area.
97. Limits on how many people can stay at a house.
98. I would prefer single parent families in the area to still be able to afford housing and not be pushed out.
99. I think there should be more options for college students with pets. So many properties either don't have backyards or do have backyards and do not allow pets. They also love to charge many unreasonable and hidden fees to college students not realizing some of us pay for everything ourselves.
100. Don't add rules and regulations like California. Don't get in the way of private industry. Government involvement has a 99% statistical correlation to price increases in goods and services. If you want cheaper housing then lower the bar to entry for building new private residences. Do not subsidize. Do not regulate. Do not be California. Thanks Gig'em!
101. Build more apartments near campus such as Rise and Aspire along University Dr.
102. Hope apartments don't run out the bars/restaurants near university dr.
103. Rent costs in town have skyrocketed. The government could cap Rental prices for certain units.
104. I just housing near campus that doesn't cost thousands per month without including parking and utilities. I don't get how the prices are as high as back in Austin but every place pays less.
105. Eliminate the No More than Four Ordinance. It's a legitimate burden on low-income students.
106. Affordability is definitely the biggest concern, especially among graduate students (that I've talked to) - this is mainly dealt with through multi-student households and rentals, so having units available is crucial for us, especially something close enough to campus to commute easily without driving.
107. Being able to walk to class and host groups is very important to me.
108. I've been a graduate student for 7 years and I've noticed that rental prices are decreasing yet our graduate stipends are staying the same and are below the living wage threshold in BCS. If possible, BCS government should advocate for livable wages among TAMU graduate students and staff, so that they can afford to live in the area.
109. Top building more apartment buildings that end up increasing rent everywhere. If I was not about to graduate in the next year I would be extremely concerned about finding a safe place I could afford.
110. If northgate is redeveloped, keep the first and maybe second floors of these buildings as bars.
111. I appreciate that the local leadership has continued to approve the construction of many new apartment buildings near campus. This has helped keep the cost of living down to a degree and gives students great housing options. That said, the cost of housing near campus has grown exponentially each of the last five years I have lived here. Any measures that Bryan-College Station leadership can take to keep housing costs near campus low would be hugely important to students.
112. I think student should be able to live with more than 4 non related family members.
113. My housing preferences have changed from undergrad to grad; as an undergrad, I liked living near other college students and being closer to campus.
114. Walkability and mixed use zoning are most important.
115. Rent has been steadily increasing each year and does not match wages in the area. It feels as though agencies and landlords are exploiting college-age renters by making them pay more, especially those without credit. If you do not have a stellar credit score at this age, you likely have to pay twice the price of the deposit.
116. No more than four is an abomination and produces great burden on tenants, land-lords, and the area as a whole.
117. Too expensive for something nice and safe.

118. Yes- housing prices in College Station are absolutely ridiculous, especially for the quality of housing that is available. The provision that only allows four unrelated tenants on a lease is also ridiculous, especially given the amount of five bedroom homes in college station. If we were able to have more than four people on our lease, people in my house could share bedrooms and ease renting and utility costs for all of us.
119. The four only rule is tyrannical.
120. Currently student on campus in corps, upon graduation intend to move to Bryan.
121. Biggest issue is affordability and availability. I feel as though more students should live on campus in their underclassmen years rather than jumping straight into on campus living. It provides the true college experience and teaches one how to respect the space of others.
122. One challenge I see is that the 'affordable' options are not really suitable for students as they are generally further away from both grocery stores and campus. I would love to see some densification of areas near campus and expansion of bus system(s) to get from dense housing areas to grocery stores and around points in town. Being able to walk or bike to friends' houses would make a huge difference.
123. Housing is crazy expensive for the quality that you get from most apartments and rental houses.
124. Install rent controls.
125. I wish there were more summer housing options.
126. I'm born and raised here in BCS and feel like rental housing prices are incredibly high. As someone who doesn't live at home and pays for school and housing myself I feel there should be more affordable options around town. Anything that is semi affordable looks tore up from the floor up. It would be nice to see newer rental properties or recently renovated properties with more reasonable prices.
127. Parking situation; most apartment complexes have little parking options and hardly any visitor parking. Too many people.
128. I wish the city, property rental, agencies, and property developers would get on the same page about regulations. I don't understand how there is a no more than 4 rule but there are streets like Dominik with 5bedroom duplexes advertised to students as rent cost/5. I think the housing problem could find some relief if cstat/bryan was more bike/walk friendly. While some areas are not a long commute from campus, it's an extremely daunting commute on bike which deters students from choosing to live there.
129. I think we need an International House ( a lot of cities with big US universities do), since finding a place in BCS while international is a disaster (no accountability when it comes to deposit returns, extra fees for non- US residents, and generally a lot of owners take advantage of this quite unprotected group of people who have no support system or family in the US and know little about BCS upon arrival).
130. Provide different public transportation options to areas further away from campus (i.e. south College Station, etc.), like park and ride.
131. There needs to be regulated apartment prices, the price of small apartments are out of control and more than a mortgage on a \$400k home bought just four years ago.
132. I think it is more important to ensure housing prices do not continue to skyrocket than developing new housing. Traffic is already such a major issue in this city and adding more apartment complexes especially is making it more and more difficult to get around the BCS area.
133. We don't need more "luxury" apartments that no one can afford. Graduate and professional student most often do not/cannot rely on their parents' money for housing. We desperately need more affordable and decent housing within the budget of TAMU graduate students.
134. I am a grad student who also works full-time and is married with no children. Finding a rental in this town for a married couple is outrageous. We do not have the capability (even though we both work at A&M full time) to afford \$2,000+ in rent for two people when most of these rentals are meant for 4-5 college students to split the rent cost. We pay it all ourselves and have been very limited on rental housing options in the College Station area.
135. The rule forbidding more than 4 unrelated people living in the same house needs to be amended, as I have friends that have a 5 bed 5.5 house that was clearly built to accommodate students, and they can only have 4 leasers. This rule is gyping landlords and students.
136. We need more housing, and we NEED parking near the housing.
137. Middle housing doesn't exist due to 5 tenant law, doesn't make sense with projected growth. Plan mentions missing middle housing and this is the direct cause.

138. Housing for married students with no children that are full-time students and part-time workers is virtually non-existent. Many of the apartment complexes that are in campus proximity are rented by bedroom per unit versus entire units, severely limiting the options to students who make less than or equal to \$2500/month. The only other option are areas that are unsafe/old in which rent ends up being more than 50% of monthly income.
139. There should be more "SAFE" affordable housing for college students.
140. I feel that housing companies are exploiting students, especially at move-out with unreasonably high charges. Some sort of an organization is needed to protect tenants (if already existing, more awareness should be raised among students).
141. Build more dense walkable mixed-use infrastructure please! And better public transit!
142. With the increasing size in student population, inflation, and increasing rent prices, it is absolutely absurd that the historic neighborhood only allows 4 students to a lease. Ghost leasing should not be a problem because it should not even exist. To have this 4-person house rule still in effect is outrageous and creates a housing crisis where property owners can continue to raise the rent even when it is already \$1400/month. Not to mention, I was someone who was first on the list for a house, and for years they had offered it first come first serve, but they changed it my year to a private bidding war. Absolutely ridiculous. You want to keep costs down for students? Allow more than four to a property.
143. Texas A&M University could partner with homeowners to regulate prices and offer fair rates to students. Discounts on utilities for students living in single-family neighborhoods could be explored.
144. The "No more than four" rule. Needs to go. It forces rent up since students cannot share the rent among more tenants.
145. Housing in college station is way too expensive and needs to be more affordable.
146. It costs too damn much. Rent is more than 80% my income.
147. Allowing more than four girls to be roommates.
148. New student housing that is close to campus seems to have insanely high prices that I'm not sure most students could afford.
149. I considered rescinding my acceptance to A&M because they didn't have a spot for me in the dorms. I will never forget the hell I went through trying to secure a living situation off campus.
150. Stop eroding affordable housing options for low income families in College Station. Southgate Villas seems to be the last remaining place that the families I volunteer with can live, because all the apartments and homes that used to be affordable are now student housing, because the university won't create enough housing for the amount of students it accepts.
151. The "no more than four" law makes it very difficult for college students to legally afford houses. This promotes the building of apartments instead of houses.
152. Remove the no more than 4 law.
153. There should be more than four tenants allowed in a home.
154. Making things cheaper would make things more available.
155. Having the no more than four rule makes housing expensive when students should be able to live in houses near campus that have more than 4 bedrooms. Rule makes no sense.
156. Get rid of the no more than four rule.
157. My worry with university owned housing is the potential added costs and lack of sufficient maintenance. Which is similar to current private apartments. My family bought a house in a close neighborhood because the monthly note is the same as rent for a good apartment but I have almost guaranteed high speed wifi in my area and maintenance people only require finding a reputable company. I've lived in dorms and apartments where maintenance requests were ignored for weeks or months or wifi was nonexistent during crucial test hours. I look forward to seeing a solution for students that can be reliable and affordable.
158. Everything decent is just so so expensive. Would love more 1 bedroom options.
159. Encourage more townhome/rowhouse style housing over typical apartment complexes. Even better if parking and utilities are in an alley behind buildings.
160. The city should develop improved transportation infrastructure before adding much more housing. Also, more grocery markets are desperately needed.
161. I would be interested in more on campus housing options however I am not willing to pay for anything that is super expensive.

162. More accessible EV chargers in College Station.
163. The biggest concern I have with housing is the affordability of housing off campus. There isn't a lot of affordable options to be able to live on campus let alone live by yourself. Anything that is remotely "affordable" is very run down, deemed not safe, and have many cons such as utilities not being included, or not being near campus, and even being in a neighborhood deemed not safe for a college student to live in by themselves. Having to find a place to live is very difficult as a first generation student because my mom can't financially support me like other parents when it comes to housing. I have to pay my own rent and expenses by working minimum wage jobs and still being a full time student. I love College Station and the Bryan area it is just really hard to find a safe, convenient, and affordable place to live.
164. Repeal the "No more than 4" bill in the Bryan-College Station area.
165. Make it more affordable.
166. The price of rent is increase around town by several hundred dollars a month even though you pay for your own utilities and they don't make any updates to your apartment.
167. Student housing should prioritize having roadways that are safe for both pedestrians and non motorized/ micromobility.
168. Agg shacks should be illegal.
169. Biggest need is a bus route close to the housing to campus.
170. Housing prices have risen quite a bit recently, I live in Aggie Station and my rent has gone from 690 to 840 in one year.
171. Energy standards for existing rental properties. We couldn't get our place above 60 degrees during the cold freeze.
172. Offer more on-campus residence halls or open registration for them later.
173. If university can have a partnership with housing and can provide affordable housing that will be great.
174. HOA's are stupid.
175. Lower prices.
176. PARKING! Building apartment complexes is great but not in areas with no parking options.
177. There are too many dang people at this school, stop making college station over-crowded
178. Townhomes are cool!
179. College apartment housing has a serious lack of respect for the students who live there. The ownership of the property changes frequently making things change hands too often; things end up falling through the cracks. The maintenance teams are not large enough as they maintain multiple complexes and are often not even on the property for multiple days. This leads to students living without basic necessities in this climate: air conditioning and running water. I personally look forward to living in a real apartment whose management respects those who pay rent to live there.
180. Some more affordable housing options should be built in the \$1600-\$2000 per month for 4 people as this is affordable.
181. Stop expanding the school, build the infrastructure first.
182. End no more than 4!
183. It is too expensive for what is being offered.
184. If anything new is built, it should be built in a traditional architectural style.
185. More police supervision of apartments would be appreciated. Some of the places in town are sketchy and have crime rate and having the police roll through at night would be appreciated.
186. Housing needs to seriously consider the financial capabilities of students AND families. Many students who have to afford college on their own are significantly impacted negatively by the growing cost of rent and houses. In my opinion as a public health student, a majority of mental health problems within students stems from financial capabilities resulting from affording college and rent.
187. Don't ruin Northgate.
188. Parking!
189. Rent it too high for college students in general.
190. The rent is exorbitant and students have to secure housing a year in advance which is ridiculous.

191. Renting from a REAL PERSON I could actually have a conversation with- NOT a rental management company employed to obfuscate & frustrate tenants- is an absolute top priority for me in the future. This would be doubly so if there were any meaningful tenant protections laws here, which unfortunately there don't seem to be. Instead, local (& state etc) laws STRONGLY favor landlords, which is expected in Texas but disappointing in a town essentially comprised of and economically powered by students. Though the biggest problem with a model like this town is the transience of most students, who will be affected by unfair housing laws here, then probably move before being able to change local laws affecting student renters. I am very concerned about the rising costs of housing. I rent from an infuriating, useless, and faceless "property management company" and even though I'm the ideal renter (quiet, on-time payments, take great care of property), I am paying 200\$ more per month than when I first signed (my late 70's unit continues to deteriorate). It's very expensive to move, and companies/landlords alike will exploit tenants desire to avoid moving every time; they hold ALL the cards and I have absolutely no leverage to plead for them not to raise monthly rent (or for example, just raise it in accordance with actual inflation since they claim that's why they HAVE NO CHOICE but to raise rent... yearly housing inflation is NOT 6.3% last I checked) when I resign. I've been motivated for a long time to fight for local housing protection for renters, and moving here to witness and be a part of this system designed entirely to benefit property owners off the backs of students has made me even more progressive in this regard.
192. Get rid of the four person to a house maximum limit. The rule only hurts students living in a college town. If you are an adult living in a college neighborhood, you should understand the neighborhood you are in before choosing to live there. More students to a house improves affordability.
193. We want more than 4.
194. Not city owned.
195. I think most people want an affordable little spot for themselves that is close to campus.
196. I want to inquire regarding the "no more than four" housing rule. Is this still in-effect, if so, what kind of houses do they apply to? Does it apply to houses in a certain area of college station? Lastly, would it apply to a 5 or 6 bedroom house?
197. While the cost of living in Bryan/College Station is especially cheap compared to the rest of Texas and the rest of the United States, BCS is not exclude from the pressures of inflation, limited wage growth, and rising tuition rates. I've been living in my current housing situation for the 2nd year in a row; my rent went up by nearly 7% while I received a pay increase of only 3%. Students need affordable housing.
198. Almost all of my peers have issues with a lack of cleanliness no matter the type of housing they live in or how clean and tidy they keep their space. Almost every apartment and townhome complex I know of is known to have bug infestations of some sort and does nothing to resolve it.
199. I live in Bryan but a huge issue is access to any other public or university transport. Many international students/employees do not have access to a car. This limits where they can reside based off of transportation options alone.
200. There shouldn't be a limit on a number of people per house.
201. As a homeowner and student, I'd like to rent out a room or two in my own home and think there should be programs to better facilitate that other than posting on Face-book
202. Rent is rising everywhere ):
203. Stop letting corporations and "investors" buy family housing as financial assets here. Additionally, preventing private apartment complexes from claiming they have luxury apartments without any definitions or criteria with inspections of what that is and thus charging 2-3x more than the apartment is actually valued at should be stopped.
204. I think the city should put more effort into expanding public transportation which would include stopping by apartment complexes/neighborhoods.
205. The rental prices here are insanely expensive compared to other cities in the sur-rounding areas. College station has not even 1/3 of the entertainment available that Houston does and yet Houston prices are much more affordable. The cost of living in this city is ridiculous and takes advantage of college students.
206. Please develop the area around campus in a denser way. Campus is surrounded by large high traffic roads and the George Bush Rd side has single family homes immediately off campus. That area ought to be multi-use developments, more similar to Northgate area. College station is not a big enough town to justify urban sprawl. More walking, less driving would be nice. Better for people's health, and the option of non car transit would reduce traffic.
207. Student apartments in college station are incredibly expensive for the poor quality we get. A 4x4, 3x3, or 2x2 should not cost more than \$810 do live in no matter how close it is to campus.



208. To continue to make college station/Bryan more updated and nice.
209. Build more student apartments - no reason why its a fight to the death for housing in March (when future students haven't even been able to try and secure housing yet).
210. Housing is becoming increasingly more expensive as the number of students in college station rapidly grows. With No-more-than-four, it is extremely difficult to afford any housing- even if your parents assist financially. There needs to be a cap on the amount of students. This City was not built for 75,000 students at TAMU alone, not taking into account Blinn and Rellis.
211. Renters rights education for student.
212. Just make sure no illegal immigrants are renting or buying housing.
213. There are far too many apartment complexes that are taking advantage of the young age of students and allowing them to be treated inhumanely. I have experienced management here that will completely disregard students complaints about even the most concerning issues. I would love if A&M could provide more services to assist this, especially a student rated housing site.
214. I'd love more townhomes and quadplexes near the university.
215. I like the options of living in a house and having my own space. A large backyard and good driveway make it nice. Also living in a home is nice and private. I would not like the homes to be taken over by apartments because the space a home provides is ideal. Especially with families around with kids.
216. Properties to offer more short term leases for graduating seniors.
217. Housing prices near campus for any contracts above \$2000 per month per person seem unreasonable.
218. The limit of 4 people in single housing is bad.
219. It would be nice to have further development in the bus system as well as more dedicated bike lanes.
220. College station needs more low income housing for full time students who have to work to afford rent and food.
221. The price of rent for my son and I near Wolf Pen, access to Aggie Busses for us both, is about \$700 per room. I have a two bedroom two bath with no amenities. Rent keep rising. I feel like I am being priced out if the "student zone" where parents typically pay rent.
222. This didn't seem very helpful. There needs to be a cap on rental prices. They are out of control and rental properties can increase rent whenever they want and by however much they want. My pay, as a full-time teacher, could never afford an apartment on my own. A studio. That's bonkers.
223. Get rid of no more than 4.
224. It is very difficult to find an affordable apartment in decent condition in the BCS area. I work two jobs and am a full-time student and still struggle to make rent. The dorms on campus are entirely too expensive.
225. Better maintenance, at a cheaper cost.
226. Public transportation and or sidewalks are lacking.
227. Most apartments in College Station are either quite run down or extremely expensive.
228. There are many graduate students looking for that affordable independence with-out reliance on renting a house with three other roommates. Single family homes here seem to assume that we have multiple people to split the rent with, making finding a good, affordable family home (or even a decent home for a single graduate student), difficult.
229. University living would see higher levels of enthusiasm if dorms had more living spaces revolving around common rooms. The "best" setup I have personally seen is 5 rooms. 2 Students to a room + common room that connects the 8 students, and a bath-room shared for each room. Basically a 4x4 but with two people to a room.
230. Transit is the most important factor when considering housing. If there's not a bus route nearby it makes life more complicated for many students (and heavily increases the traffic).
231. The no more than four rule is scary because I'm afraid that I will have to pay more for rent since I pay for it myself. And I've made friends in college and I want to be able to make memories with more of my friends.
232. The city of college station is entirely opposed to student interest by restricting high occupancy housing. So much of the culture of A&M is in the historic district and many houses are inaccessible when split between 4 people instead of 5 or 6.
233. Please abolish the No More Than 4 law.
234. End no more than four.

235. Please stop accepting so many college students. We have overcrowding and traffic.
236. Campus housing at Texas A&M is currently overly priced with respect to the quality and the size of the rooms. Plus, the school is constantly raising the rate ever since 2019 when I got here. I don't feel like the on-campus apartment is the comfortable place for students except the proximity. Campus apartment has become too much marketized. It should be fixed cost so that it is affordable to students.
237. More affordable housing would be great.
238. By providing the ability for developers to build property with more units that allows for prices to decrease as the rental market is flooded with supply. By limiting where renters can go or the amount of renters (such as limiting number of non-related renters) it hurts renting. More areas around the already big apartment towers should be made into similar designs, this would allow for max rental units with minimal impact on remaining parts of town. Commercial areas that aren't occupied should also be converted into residential zones to allow for more properties to be made. I would also think that many parts of south college station are under utilized due to construction and distance from campus, I would be interested in moving that way if there was some method of cheap high speed transit that went near campus (train).
239. City of College Station needs to more heavily enforce their 4 roommate/house rule. I know many people who are benefitting illegally from housing more people than on their lease and adding more than 4 roommates into a space.
240. I think the city of college station/bryan needs to change the law on 5 girls in 1 house. It is inconvenient and provides less housing opportunities for women who need more roommates for more affordability.
241. Dropping the "no more than 4" rule would be the most helpful thing the city can do for college students searching for affordable housing.
242. Housing seems to be perfect in college station compared to many other college towns in US.
243. End the 4 person to a dwelling rule. It is nothing short of tyranny and government overreach.
244. More multi-unit to keep students close to campus and reduce rush hour traffic.
245. Please reduce the utilities cost and need a grocery store in Northgate.
246. There are not enough housing options in walking distance to campus that are non-luxury/affordable.
247. Modernity of housing is very important to me.
248. Make rent more affordable everywhere its too expensive for students, and not only for the really bad run down apartments but for the nicer ones too! update more run down living spaces instead of throwing money into new complexes.
249. Raising taxes is causing my landlord to raise my rent.
250. I think that housing should be very much more affordable. As a student who did not receive any financial aid, it is hard for my parents to pay my tuition and hard for them to make ends meet just because of me. University housing is very expensive therefore it should be noted that housing around campus and student housing should be much more affordable. I come from Lubbock, TX. Lubbock is twice the size of College Station, yet housing around is much more affordable for students and single families.
251. More single family homes that are affordable. So often students get stuck in a noisy apartment. We need a quiet place to study and SO many of us have pets in college station. We deserve a good home that we can live and thrive in.
252. The university should provide subsidy for student housing rentals.
253. As a renter, I'm curious about if the apartment can show us the rent increase rate annually.
254. There should be more affordable housing for all sorts of students, not just those who are able to live with a group of friends. Some need a one bedroom and those are super pricey and or the condition of the space does not warrant the price.
255. Rent should be lower for students.
256. On campus housing needs to be cheaper and easier to apply for. There needs to be more security on and off campus to avoid incidences. Frat houses need to be away from residences because of noise and trash.
257. The increase in rent is scaring me as I will soon not being able to stay were I currently am.
258. More mixed zoning available would fix the housing problem. As well as eliminating minimum parking mandates.
259. No more than 4 is a restrictive policy and disrupts the lives of many students.
260. We need to take away the ban of not allowing 5 or more non family members for live in a house together. This is a college campus and people need a place to live.

261. There are virtually ZERO places for students with children/families.
262. Rent shouldn't be over 1000 dollars. It's college station texas, not new york city.
263. Shelter is an essential need and therefore an accessibility requirement for all students, faculty and staff. a hands-off approach to housing on the university's behalf is inequitable and causes low income students to suffer.
264. I think roommates should be at the discretion of the owner of the house. Not limited or regulated by an exterior entity. Housing is expensive as is, and finding people to reduce the cost of living should be available to everyone.
265. The massive 5bed/5bath new builds are probably great for undergraduates (and the landlords), but the replacement of more reasonably sized single-family-homes makes it increasingly difficult for graduate/professional students with families to find affordable, appropriate housing that's relatively near campus; we can't afford (to rent or buy) a lot of the newer subdivisions and don't want to live in apartment complexes with a bunch of undergraduate students either, especially those of us with pets and children.
266. I am really excited to live in a house next year and hopefully for the next few years. I do not want to live in an apartment or dorm or anything like that. I would like to have a place that is easy to invite people over to and I value that a lot.
267. Too many high priced private student housing complexes that charged around \$1,000 a bedroom space in a 4x4 unit (Rev, Auto, Aspire) and the older ones trend to charge just below them (Northpoint Crossing, The Rise, The Standard) so when new private student housing properties open up with high rates for being new, the older properties also continue to raise rates.
268. The 4 person lease rule is crazy.
269. Graduate student specific housing offered by the university would be a helpful option.
270. Get rid of "no more than 4" it's an absurd rule that needs to be done with.
271. More than four students should be allowed to live in single-family residences or townhomes. Rent has become very unaffordable in College Station and often times still too expensive even when split between 4 students.
272. I just want rent to be cheaper.
273. We like the zoning laws that put businesses on the first floor and apartments above.
274. Housing with included garages, that are big enough to actually fit the number of vehicles expected (i.e. a 2 car garage should fit 2 cars and still close door and get in and out of vehicles).
275. I am tired of these slum lords taking advantage of college student who don't know better. They charge an exorbitant amount of money for apartments that are barely livable, it take them 6 months to make a simple fix (if they even get around to it). The city needs to do more to protect students from these people. And don't get me started on Optimum/SuddenLink.
276. The housing in college station has gotten bad. It's either a torn up house that is within a normal budget or a houses/apartments that way to expensive because they were newly built. There is not enough middle ground for students who support themselves to afford housing, groceries, and utilities all by themselves while feeling secured in the place you're renting.
277. As housing prices soar, I wonder why competitive options are not more available. The general opinion of those I've spoken with is that nobody lives where they want - rather, they search for the "least terrible" option. If employers in the city can't be coaxed into increasing wages, then housing companies need to focus less on buying more land, otherwise housing will continue to bleed people dry and drive them away from college station. I know of 6 people that have moved in with their parents or left the state entirely explicitly because of housing prices.
278. Many current apartments private and university affiliated, engage in predatory and often illegal practices.
279. I suggest the city of College Station should stick to what Texas seems to do better than a lot of other states: allow the building of housing units (houses, apartments, etc.) as much as possible (within reason) which results in cheaper housing leaving more people with a higher disposable income.
280. We need more affordable housing that isn't student living. I've lived here my whole life and apartments are being targeted more and more towards students so if you don't want to live with roommates, you are out of luck.
281. College station housing should not be rivaling Austin, Texas pricing. Over a grand a person in a 6bd 6ba apartment in college station is criminal and honestly is just taking advantage of college students. My rent in just a one year span jumped 30% pricing me out.

282. I would like to have flexible lease terms to accommodate the transient nature of college life. Also, some green initiatives, e.g., recycling in all apartment complexes.
283. Amending the bill that doesn't allow more than 4 residents (that are not related) sharing a home.
284. Parking is another important factor I consider when finding housing.
285. I think the trend we will see over the next few decades is the densification of living. We need mazed zoning which allow for small groceries, pharmacies, bakeries, butchers restaurant within walking/cycling/bus from residential area. Housing is no longer accessible to the majority of people under 40. Cars are more expensive than ever, and more people are dying from car related fatalities than ever. Building a robust public transit system where necessary amenities are within walking distance would reduce obesity rates, drunk driving fatalities and disease from environmental pollution which will save a lot of money, so from a financial perspective, this is the only reasonable choice.
286. 4 per house may be limiting student housing options.
287. Make it more affordable and end housing requirements.
288. The max 4 person per dwelling rule is so stupid.
289. The bill introduced last year barring more than 4 unrelated students from residing in a single family home together placed significant burden on many students who were forced to find new housing that often times was not as affordable.
290. Let students live with as many people as they want!
291. It's way too expensive.
292. The house rent is too high to afford in college station now. for a graduate student, specially a female with kids (single mother) it is overwhelming.
293. Ghost tenants shouldn't be punished.
294. Rents in BCS have gone up significantly. As an international student with a very limited income, it has become unbearable for me to handle the rent and utility cost. If you're able, please do something a ok this.
295. No more than 4 makes college housing so much more difficult and is not fair to students.
296. I wish there were more options for just my dog and I- a single occupant with a small yard for.
297. The ability to walk and use transit to get to businesses, the university, and other desirable areas makes housing much better.
298. Get rid of the ordinance banning more than four residents to a house. It only furthers wealth inequality, and apartment complexes have dramatically raised rates since this ordinance has been put in place.
299. Prices are going up with properties getting worse and worse. Please consider new buildings from builders who actually take time to create good housing!
300. I hate the cap on the number of non-familial renters living in the same house/unit. Limiting rentals to only 4 unrelated rentals is frustrating.
301. Too much housing owned by private companies taking advantage of college students in Bryan/College Station.
302. 4200 for a dorm is too much.
303. The barrier that the property managements do not allow a family of 2 adult with 3 kids in 2 bed apartments are a big program that should be addressed. There is need for down payment grant assistant program for first time home buyers with lower income.
304. I know multiple people who cannot afford to rent in houses that abide by the "No more than four" rule and have to break it in order to afford rent.
305. I believe there is too much demand for too little apt. near the university and prices are out of control.
306. I just wish housing was more affordable. I currently pay \$600 for a single bedroom, renting both bedrooms in my unit (\$1200) costs the same or less than a studio or 1bd/1bth in most complexes. After graduation, I don't believe I will be able to move out to even a studio smaller than my unit because I will not be able to afford it
307. Provide assistance for international students with housing options when they are coming for the first time.
308. It's just so pricey even terrible quality apartments are expensive.
309. Housing is too expensive in College Station.
310. Stop accepting more students than the university can handle.
311. Your utilities are a ripoff.

312. Get rid of the dumb no more than 5 to a house rule.
313. Enable more cheaper and affordable housing.
314. Need more dense housing close to campus.
315. Being able to bike to campus/work is a game changer for me. It's cheaper, and better for my physical/mental health than driving.
316. Rent control, prices are skyrocketing.
317. Wish they stopped increasing the rent by \$50 each lease without upgrading anything.
318. Rent for college apartments are getting way too expensive.
319. The 3+ me rule excludes affordable housing for many students who fall in the middle class.
320. Make rent cheaper for close to campus apartments.
321. Rent in college station has been increasing, but the quality and value of the properties keeps diminishing. How do you expect us student to afford to live here?
322. When looking for a 1 bedroom apartment I found it hard to find a non-rundown complex that was affordable. I found that most places are older and affordable or new and super expensive. I wish there were more options that were newer or updated and affordable.
323. When I lived in a house with other students, the current law only allowing 4 unrelated students to live in one place made it incredibly hard to find housing, even further, find affordable housing. The City needs to consider that with the expanding student population and limited affordable housing, without doing so will only further students living in large groups.
324. Lots of roaches here in college station.
325. I do think its a good idea to improve the housing situation for students in the area for all of the local universities that provide a huge benefit to the College Station economy. Unfortunately, the infrastructure does not provide this with an easy task. Much of the infrastructure focuses primarily on the access for cars to travel and less for pedestrian and other commute types (like bike and scooter). Many roads are unsafe for students to commute to work as much of the time the roadway is the only method of travel. I hope this helps!
326. Allow more than 4 people.
327. The corps dorms are ridiculously overpriced for the space, amenities, and quality of the dorms. It is ridiculous that we have no other options given the state of the quad.
328. No.
329. As the prices of rent rises it is not feasible for only 4 student to rent a home and it becomes to expensive and out of reach for many students.
330. The higher the rent in the newly built high rises, the higher other apartments think they can charge. My last apartment was updated in the 60s, had faulty electrical, and cocroach problems. The owner wanted to increase my rent to 850 per month while there was still cocroach feces in the kitchen cupboards. There is nothing here demanding clean standards and properties will charge the same prices as lavish updated/modern options.
331. There should be more affordable options for students with non student family members such as those with partners they are not married to, or who may be caretakers for a loved one.
332. Programs that help with rental assistance for families.
333. Need more bus routes
334. I think this survey misses the key issue that faces college station today regarding housing. The infrastructure network in this town is awful, and is unable to handle the amount of people currently living here. Investments in public transit, protected bike lanes, and walkable communities should be a priority. Why is there no grocery store on campus or in Northgate? When looking to the future, housing should be built with non-car-dependency in mind.
335. Stop raising the rates in every apartment and house in college station. Paying for college and unsafe and horrible living conditions is not right. Do better, stop screwing college students over and sacrificing their safety because they cannot afford "nicer" housing.
336. People only have certain real requirements of living safety and security, a space that is their own.
337. Possibly provide education/assistance with the leasing process. Most leasing groups here in college station take advantage of students and try to sneak around leasing agreements and up prices.

338. No more than four needs to be removed.
339. Rent is single-handedly killing students financially. There is no reason rent should go up if these apartments are outdated, not being properly cleaned or cared for, or unsafe. There are predatory practices here in College Station.
340. University owned housing is incredibly undesirable due to the price so much could be improved with city rent control.
341. Build more high rise apartments and buildings densely and zone for things like grocery stores and other amenities. Also make college station in general more walkable by redirecting traffic on university blvd.
342. Housing is ridiculously expensive. I am an older, single student so staying with students 15+ years younger than me is not an option. Single housing is a MUST.
343. The no more than four rule should be overturned. It is outdated and unfair.
344. I think the best option for new student housing would be apartments that are within walking distance of affordable grocery stores and are located on the campus bus routes with more focus on quality and affordability but without focus on extraneous amenities like gyms and pools.
345. No more rule of 4 involving students in the same house.
346. The skyrocketing prices for renting places and utilities are totally draining our wallets !!!
347. End no more than four.
348. Pet friendly.
349. You should be able to live with 4 other people that are t related to you.
350. Living in a college student only area helps promote community & positive mental health. Make housing where it's easier for us to make friends in common spaces.
351. Current housing is too expensive.
352. Being limited to only 3 roommates is ridiculous and makes housing more difficult.
353. I support limiting number of adults living in a single residence. Too often, there is no room for emergency vehicles to go down the street because there are so many cars parked in the street. Homes must have parking for the vehicles living at that home and parking should not be allowed when streets are too narrow for traffic to flow.
354. I wish the bike lanes were safer and more noticeable, especially at night. I think a primary bus lane/moped/ motorcycle lane should be used as a barrier to protect the bikers from average car drivers.
355. Make it so 5 people can live together!
356. Private rental apartments are increasing the rent drastically, while the quality of service (maintenance, products, etc.) are same or degrade. Accessibility to campus by multiple bus routes is one of the driving factors for students while choosing housing.
357. Ensuring more safety aongst student housing and reducing the cross housing between residents and students of cstat/bryan.
358. Get rid of the predatory property managers. Almost all the apartments in B/CS are ran by predators who prey on young college students that don't know any better and waste their limited funds on poorly kept apartments and duplexes and high rental rates. You need to impose serious restrictions on these property companies to cap rates and prevent them from taking advantage of students and young people. Even as a graduate student, it's extremely difficult to find housing in this area that does not have a terrible landlord/ property manager. Something needs to change because it is abhorrent what these property owners and managers are doing.
359. Just want to live somewhere affordable and safe. I don't need new things, 4 walls a roof, don't be modly or roachy, no crime.
360. The rent jumps significantly from year to year and the timing in which you must find a lease before it becomes unaffordable is ridiculous. This is especially unfair for transfer and international students. Most of the on campus housing is taken by freshman, meaning everyone else must find housing off campus. As a student at Texas A&M you are literally trapped in an environment that takes advantage of your needs.
361. There is not enough housing to meet the demands of students, but the housing that does get built is charging higher and higher rates-some of these apartments are charging the same rates my sister pays in downtown Austin, which seems excessive.

362. Why would you take the option of living in a single family dwelling away from students? Drop the 5 person law and leave us alone!
363. The law that says no more than 4 people can be on a lease is insane.
364. The no more than four evidence is the most insane thing to exist in a college town and is the main cause of all of my housing issues. This needs to be done away with.
365. Rent needs to be affordable compared to the average salary of a graduate student. Everywhere is too expensive to afford.
366. As an architecture student studying sustainability, what should be considered is the preservation of college stations historic elements while also meeting the growing need for housing. This means updating old homes instead of tearing them down. Adaptive-reuse of space to maintain the cultural value while also accommodating a population that is predicted to continue growing.
367. Need more modern housing, and more housing that has less bedrooms (not 5-7 bedroom houses).
368. I believe that the city of college station should allow more dense infill by the university. Having single family homes across the street from one of the biggest universities in the country is not the best use of valuable land that could be put to better use. For me personally, being in walking or biking distance of the university is extremely important, and all of that dense development being forced into one neighborhood (Northgate) makes the quantity of those type of prime location apartments limited. This could also have the effect on reducing traffic near the university, as less students would need to drive in order to get to campus.
369. There should be more options that are within a college students' reasonable budget. My roommates and I had a budget of \$600/month for each of us and we only found 2 apartments complexes that are decent and within that price range.
370. I think if a house has a certain number of bedrooms then at least that many people should be allowed to live there. It does not make sense to have a 5 bedroom home that only 4 people can live in because of the me +3 rule.
371. There needs to be more maintenance workers for all of the housing.
372. College Station is a college town. I know Bryan and college station residents complain about so many students but I makes no sense to me when they choose to live in/near a college town. That's going to happen. I think a revamp needs to happen in the actual neighborhoods and not focus on extremely expensive high rise buildings. They're destroying the love for historic college station along with the new business developments taking out historical businesses such as Hurricane Harry's. Fix Post Oak Mall first and make it safe for female students. I've been walked to my car multiple times because someone was following me throughout the mall and to my car.
373. There needs to be some regulation on the landlords because I have had a rent increase without any change in quality of my residence.
374. The pricing has gotten out of hand essentially near north gate I think that there should be some price limits because over \$2000 a month for a 1x1 is insane.
375. New student houses, and homes in general need to be built that are affordable. There is already too many expensive houses that no one wants to live in.
376. The four person limit in dwellings is ridiculous and inconvenient for a college town.
377. If housing has for than 4 bedrooms than they should let people fill the bedroom.
378. The Legacy Point project must be stopped or college station will lose all of the things that make it a place where students want to come.
379. Housing should be more pet friendly, I'm personally a student 1300 miles away from my family and childhood friends and my two dogs are my only sense of security and safety.
380. Allow 5 unrelated to live together.
381. Many students I know do not have a car, which can be a major issue for the lifestyle in College Station. The campus buses are not always enough and do not run frequently after 8pm which is not reasonable for someone without a car. I would encourage looking at the adjacent areas and services to try and find something with a closeness to necessary goods and activities.
382. I prefer having secure basics (working A/C, laundry, appliances) than anything fancy ("Smart" homes or TVs in each room are not a draw).

383. The “no more than four” rule does more harm than good. Students live with more than 4 people in a private home because the rent is more affordable. Having that rule doesn’t do anything but make it more difficult for students to find affordable housing.
384. Let people have as many people in their house as there are bedrooms. You are not God; you work in local government. Your salary is paid by the people. Stay out of our business and let us decide our own housing arrangements. I will never understand how not allowing more than 4 makes any sense. Serve the people, stop creating rules when there is no need for them in the first place. I could go on for hours, but you probably understand what I’m getting at.
385. The cost of on campus living or university owned housing has spiked and become unaffordable.
386. This town has gotten absolutely ridiculous for rent. I had to find a place for one semester because I was in internship and every option was close to \$1,000.
387. Hard to find affordable one bedroom private apartments. Much more affordable when there are roommates. Although some of the rent by room, not by unit, even with roommates is still pretty steep in price. On campus housing is a lot more expensive than private apartments if you look at the monthly average and include that you can't live there year round.
388. Texas A&M should provide affordable housing for graduate students like other research universities do. The campus owned Gardens apartment is crazily expensive, which should be at least 50% cheaper to control the rental market in College Station.
389. Not enough affordable housing.
390. Take away no more than four.
391. If rent and expenses are increasing, also consider increasing wages in order for net living to be sustainable.
392. Foreign students friendly is important.
393. Private rental property rates keep rising because “if they’ll pay that price next door then they’d pay that price here.”
394. Students don't need luxury housing. they need affordable housing.
395. There is no substantial improvement in the conditions of the apartment but rent increases exponentially every year with no explanation or limit. Also, a lot of housing has no walkable space even within the complex. Some form of control over how much rent can increase at once, and some accommodation to walk inside the apartment is required.
396. In addition to "safety" the walker/bicyclist friendly nature of the area. Areas that are cheaper tend to not have well lit roads and sidewalks. Maybe you can match these data to the data being collected by the transport department in their GIS survey.
397. Living in college station has been extremely stressful. Not having cheap options and requiring a parent cosigner was challenging. Every single apartment here requires parents to cosign but what about students whose parents cannot cosign for them? This was my situation, and I went through unnecessary stress and ended up in a situation where 100% of my monthly stipend went to rent. Making 3x the amount of rent was the option I had to go with but this put me in a horrible place financially.
398. Need to density around campus (multifamily -apartments, townhomes, etc.). Allow duplexes in ALL suburban zoned neighborhoods minimum, consider eliminating single-family zoning. Protected bicycle lanes on major roads. Bus shelters at bus stops.
399. Don’t make college even more inaccessible than it already is! Get rid of the “no more than four” policy and allow students to have affordable housing.
400. Corps dorms need to be cheaper someone went through the math and found we are paying around \$9/ sqft a month which is ridiculous. I just went on zillow and looked at New York the first apartment I clicked on overlooks central park, is over twice the size of my dorm and costs \$7/sqft.
401. Get rid of no more than 4!!!!
402. Get rid of no more than 4. More density. More pedestrian infrastructure from complexes to campus.
403. Better management. Currently have had several tickets docked for repair to back yard deck that has loose boards and screws that aren't all the way in. Not allowed to do repair work ourselves.
404. Get rid of no more than 4.
405. Me plus 3 makes an already expensive housing situation in a&m more expensive and harms students.



406. College Station is a great college town to live in. I would love off campus, but am a meme we of the Corps of Cadets and cannot.
407. The ordinance of "The occupancy of a typical dwelling unit in College Station is limited to not more than four (4) unrelated persons." is silly. It artificially reduces the housing availability for students and makes the housing search more difficult. We were only able to rent a house with four people because of it.
408. I think reducing the cost for rental property owners (i.e. property taxes, or other business related cost imposed by government regulation) for student housing is the best way to reduce cost of rent for students.
409. No more No More Than Four.
410. Work needs to be done to make more efficient use of housing space (e.g. increasing the number of students that existing infrastructure can house) so that students do not keep getting pushed further from campus while keeping rent manageable.
411. The no more than 4 rule is making housing that was built for students less accessible to them. It is raising the price of rentals, instead of financially burdening or punishing companies owners as they build 5 person houses for college students, it fines the students themselves, that cannot afford those houses (located around other students and near campus) unless they fill all bedrooms (because 5 bedroom houses have higher rental prices than 4 bedroom ones). The students, who are already burdened financially in college, should not be punished for a problem they did not create. Stop new 5 bedroom houses from being built instead, & also make reasonable rental prices a priority for students. These people make up a huge population of college station, and should not be ignored or not prioritized simply because of their age.
412. I feel like you could change the number of students in one dwelling from 4 to 5.
413. Making it 4 to a home will not only make rent prices higher than they already are but, with make housing even harder to find as it is already fairly scarce while the university proceeds to accept more and more students every year. I work for the residential life department for TAMU and know First hand that there already isn't enough rooms on campus for students as is. It's idiotic that they are trying to limit when there isn't a problem at hand. How about instead of worrying about this you fix Harvey Mitchell and be done with it. ITS BEEN YEARS.
414. The No More Than Four rule makes it extremely difficult for students to afford off campus private homes, or fill houses with 5 or more bedrooms. This is emphasized in neighborhoods with predominantly students that are close to campus.
415. It's ridiculous to have housing options limited to 4 people. Most houses have more than 4 bedrooms in historic district and even those with 4 bedrooms require more than 4 students to live in them to make the rent affordable to students.
416. I think more than 4 non-related students should be able to live in a house together.
417. I would prefer it if more roofed parking was available.
418. Just build some decent units and the rental market becomes more rational. Right now it seems like tenants are not satisfied until they withdraw the very last cent in your bank account.
419. Demand that apartment management companies abolish their registration fees and other hidden charges, such as mandatory monthly packages, which are nothing short of a scam. It is imperative that these exploitative practices be brought to an end immediately.
420. Stop scamming college students.
421. I think that housing is such a big issue in both Bryan and College Station right now. My apartment complex just increased their rent prices by over a 100 a month. The did this because it is a trend from every other apartment complex in the area to increase prices. They know that college students need to live somewhere, so they will try to take advantage of them through this. Even when a complex is actually affordable, it may not be easy to get onto campus. One factor that is the same across all apartment complex's is that they are all very low quality compared to the prices they make students pay. I think that if we are going to be paying as much as we are, the quality should at least be up to the same standard.
422. Build more housing new campus and more transit connections - this town is absolutely awful for traffic from everyone driving their cars to campus.
423. Limiting residents to four a house prevents valuable housing space from being utilized and pushes more unnecessary development. Many of the current apartment buildings being thrown up are of cheap quality.
424. More options below \$1000 a month within walking distance to campus. It should be cheaper to live off campus than on but in many cases it is not right now unless you have 3 or more roommates.

425. College Station/Bryan has exploded in population within the last ten years. The infrastructure is simply not holding up. Traffic is consistently awful and poorly managed. Same with parking. The housing market is so competitive that even extremely worn down apartments with cheap management and predatory landlords cost significantly more than they should. Unless more affordable housing is built or the number of admitted students is reduced, a housing crisis seems probable.
426. The northgate apartment buildings are collectively raising rates while decreasing the standard of living. It's become much more difficult to get good maintenance service when things break, and the new management at Lark Northgate is more than okay with lying to residents and the public about the conditions of the building.
427. If rent could be lowered in the Northgate Area, that would be greatly appreciated.
428. Make housing cheaper and better pest control and standards.
429. There should be no rule regarding maximum number of residents in a house. This is an egregious infringement on property rights.
430. I have to live on campus because I'm in the corps. I'd love for more affordable housing or assistance with these costs.
431. Rent is just too high. It takes up over 90% of my graduate stipend which leaves barely \$140 a month for groceries and gas to drive to work.
432. The prices of housing near campus (especially north gate) are just becoming crazy.
433. The increase of rent every single year. A unit starts of as affordable and then quickly becomes unaffordable. Leases tend to be strictly one year when in our graduation year sometimes we only need either a semester or half a years worth.
434. No more than 4 is ruining the safety and affordability of housing.
435. Take away the 4 roommates or less rule. unrealistic and is hurting students! people are moving to Bryan to have more than 4 roommates. Support us as students please! and stop making it impossible to live here.
436. I think a big part of housing for me is the price. Price was the biggest consideration for me when choosing where to live after living in the on campus dorms. On campus housing is much too expensive. I also wanted to have my own bedroom. I live in a spot close to campus and right by a bus stop which is also a plus.
437. It would help if more than 4 students could live in a house together. When you can have more people in a house, then rent is cheaper.
438. The no more than 4 rule is drowning students and bolstering the market unfairly!
439. The no more than 4 rule is absurd! We are college students at the end of the day and want affordable housing options, this means lower rent (since our rent is astronomically high compared to other areas) and getting rid of the insane ruling of having no more than 4 residents in a household!
440. I think there's a limit of 4 students/house that a lot of landlords don't follow, and if they get in trouble the students are the ones who get fined even though it was more the landlord! I'm not 100% sure though as I've never experienced this.
441. Houses near campus should allow 6-8 student renters.
442. Rent stabilized 1 bedroom that is under 1k.
443. 4 to a unit is a stupid rule please get rid of it.
444. The rental prices in this area are being gouged by owners and students are being taken advantage of in the current state.
445. Housing near campus should be more affordable than being close to \$1000 a semester.
446. Good management is also something that is important to me.
447. Rent is too expensive in College Station.
448. As a struggling college student, the rent is way too high. I cannot afford to live in a convenient location right now.
449. Don't let them turn historic district into century square. One of the worst things you could do to a neighborhood and the culture of the student life.

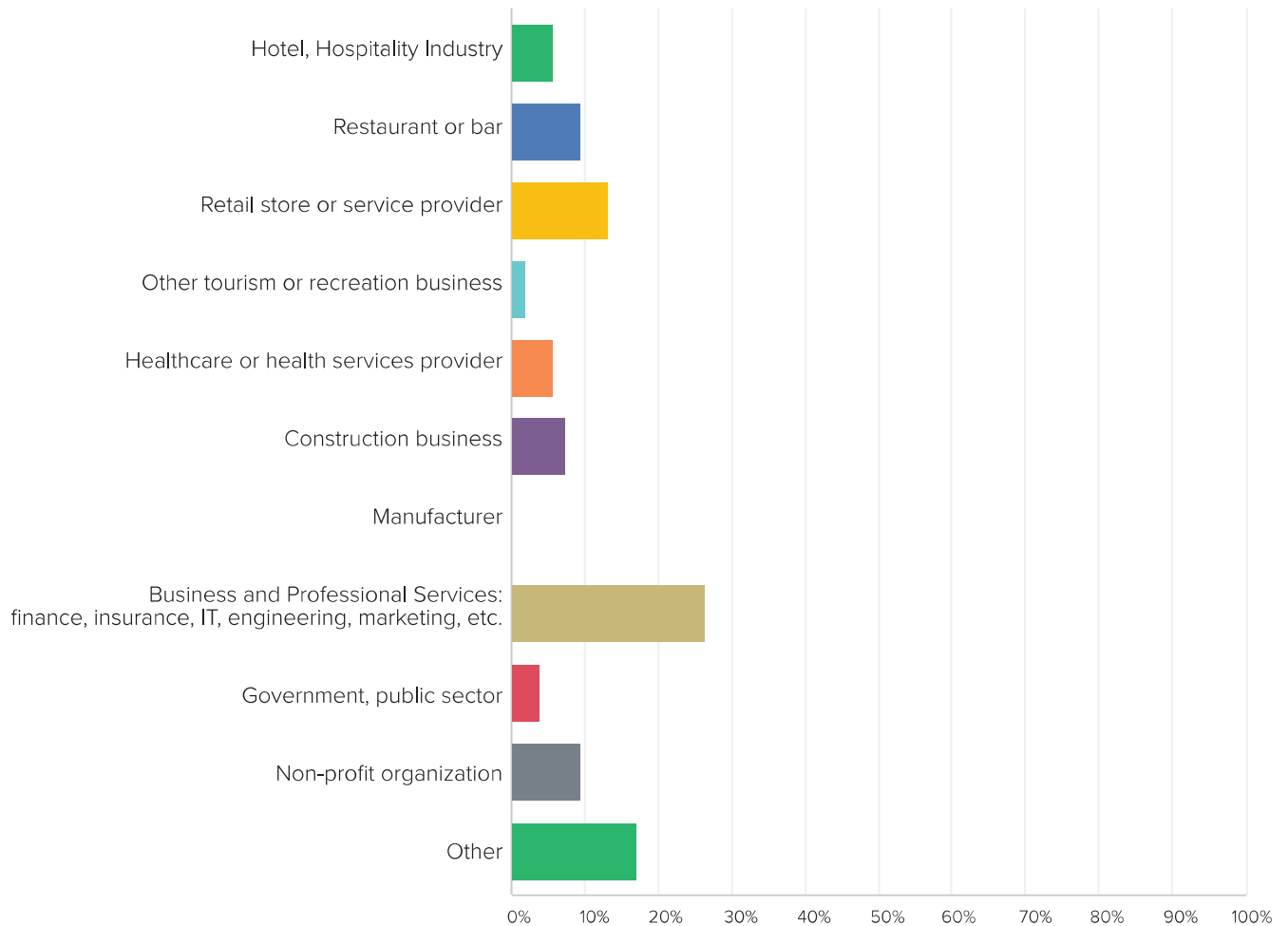
450. The college station rule of unrelated tenants is driving rent through the roof. Many of my peers would happily share a 5 bedroom 3000 square foot house with ease. I can understand not having more than 2 per bedroom, but for university housing to be allowed to store students like sardines in a 130 sq foot room is ironic because the city is fighting letting students do that within a half mile of campus because the student would save thousands of dollars per year.
451. Higher density housing centrally located to campus would be good for many students.
452. There should be more tamu bus routes that go into Bryan.
453. No more than four hurts students and makes housing more expensive.
454. Stop letting residents bully and harass students who live close to campus.
455. LOWER RENT!! Better Maintenance service and close proximity to TAMU.
456. Students with children are at a double disadvantage, we can pile into a regular house with 5 of our friend, but we don't have the income for a home near the CS schools.
457. Get rid of the me plus 3 rule.
458. Texas A&M has a lot of students, and those students need affordable places to live. Students should not have to compromise health and safety to achieve affordability.
459. Get rid of the 4 tenants to a house rule, it benefits nobody.



# EMPLOYER SURVEY

*Q1 - Select the establishment type that most closely describes your business or entity*

Answered: 53 Skipped: 0



ANSWER CHOICES	RESPONSES	
Hotel, Hospitality Industry	5.66%	3
Restaurant or bar	9.43%	5
Retail store or service provider	13.21%	7
Other tourism or recreation business	1.89%	1
Healthcare or health services provider	5.66%	3
Construction business	7.55%	4
Manufacturer	0.00%	0
Business and Professional Services: finance, insurance, IT, engineering, marketing, etc.	26.42%	14
Government, public sector	3.77%	2
Non-profit organization	9.43%	5
Other (please specify)	16.98%	9
TOTAL		53

## Q2 - In what zip code is your business or organization located?

Answered: 53 Skipped: 0

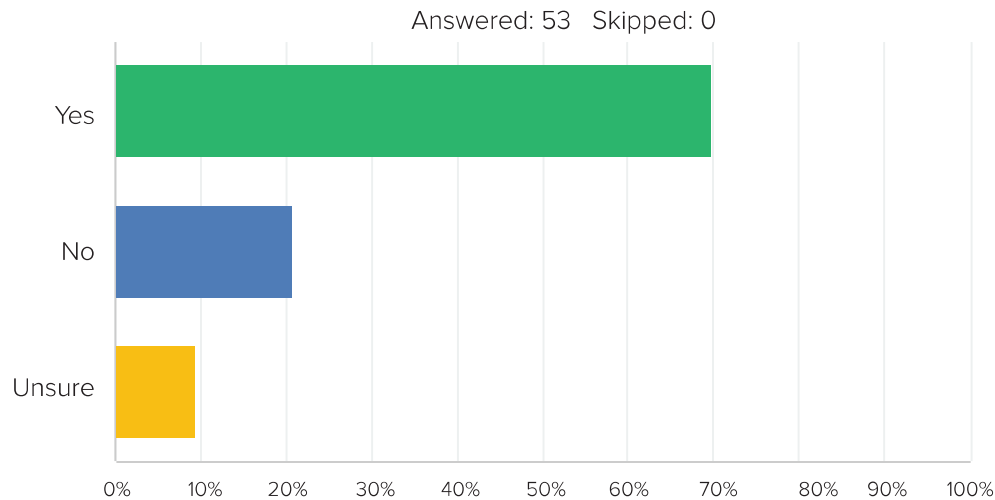
## Q3 - How many employees (full and part time) does your business or organization employ?

Answered: 53 Skipped: 0

## Q4 - Considering your 2023 workers, please indicate the approximate percentage that lived in each of the following locations during the time they were employed:

Answered: 53 Skipped: 0

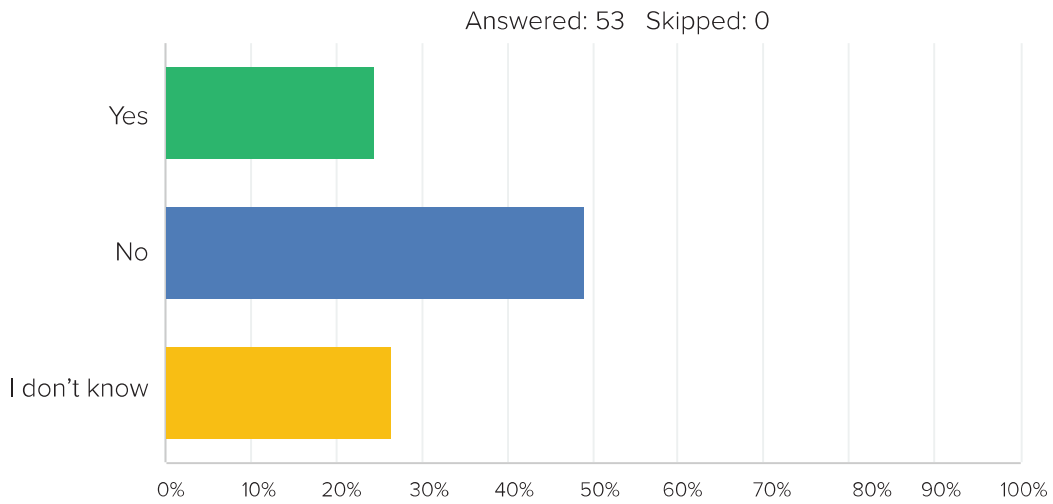
ANSWER CHOICES	RESPONSES	
College Station	98.11%	52
Outside College Station but within Brazos County	88.68%	47
Outside Brazos County	67.92%	36



*Q5 - Do your employees have problems finding affordable housing?*

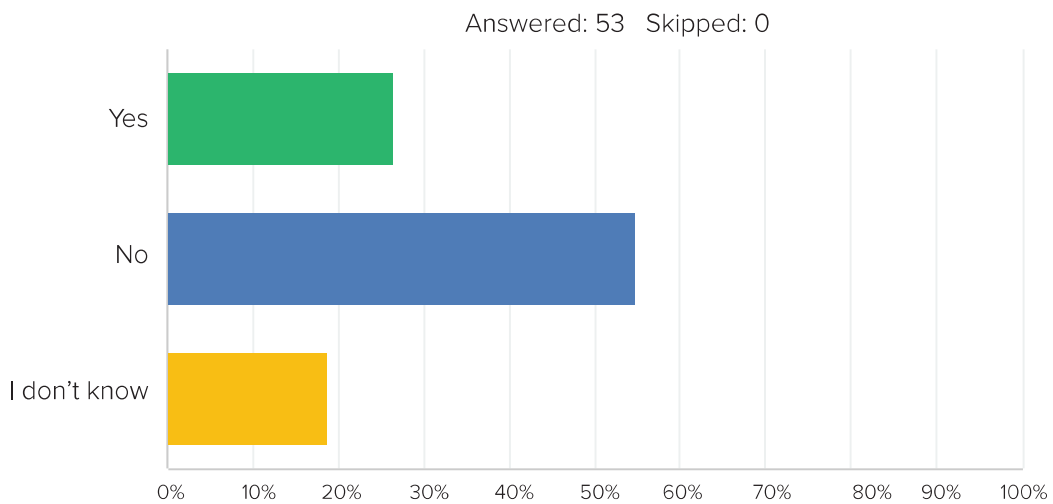
<b>ANSWER CHOICES</b>	<b>RESPONSES</b>	
Yes	69.81%	37
No	20.75%	11
Unsure	9.43%	5
<b>TOTAL</b>		<b>53</b>

**Q6 - Was housing affordability or availability a factor in losing one or more employees?**



ANSWER CHOICES	RESPONSES	
Yes	24.53%	13
No	49.06%	26
I don't know	26.42%	14
<b>TOTAL</b>		<b>53</b>

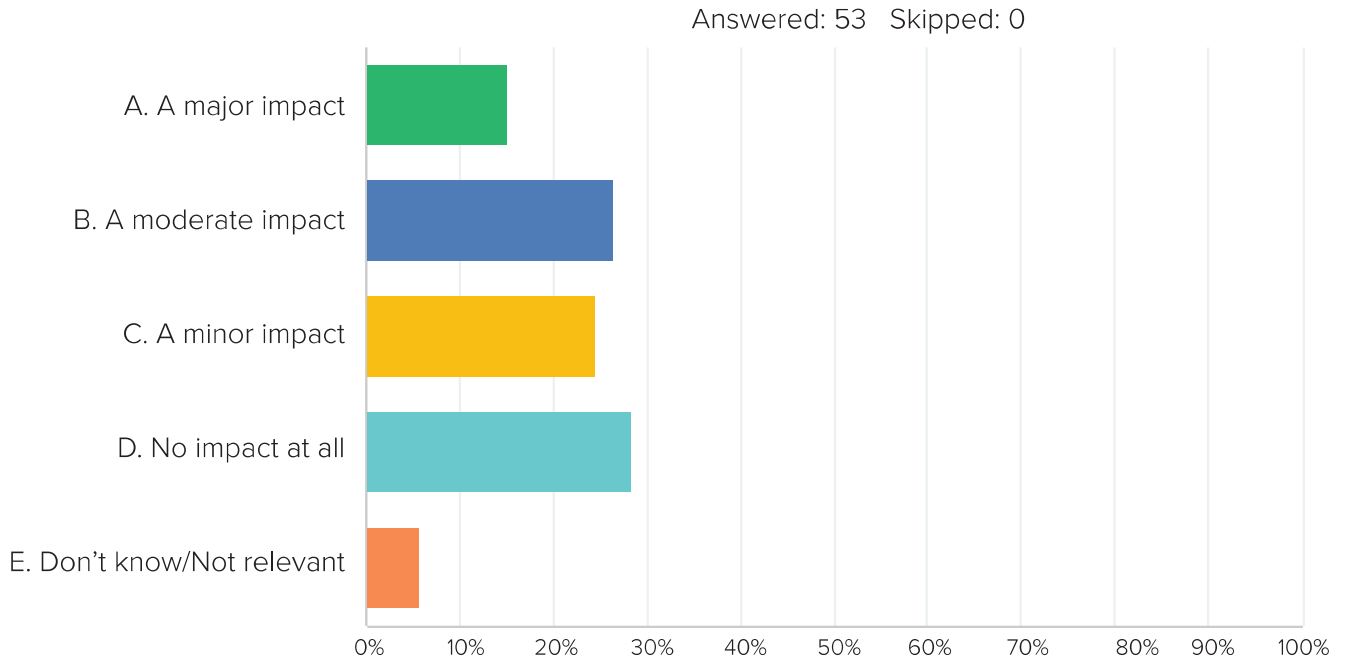
**Q7 - Between 2020 – 2023, were you unable to hire one or more employee applicants largely because of housing issues?**



ANSWER CHOICES	RESPONSES	
Yes	26.42%	14
No	54.72%	29
I don't know	18.87%	10
<b>TOTAL</b>		<b>53</b>



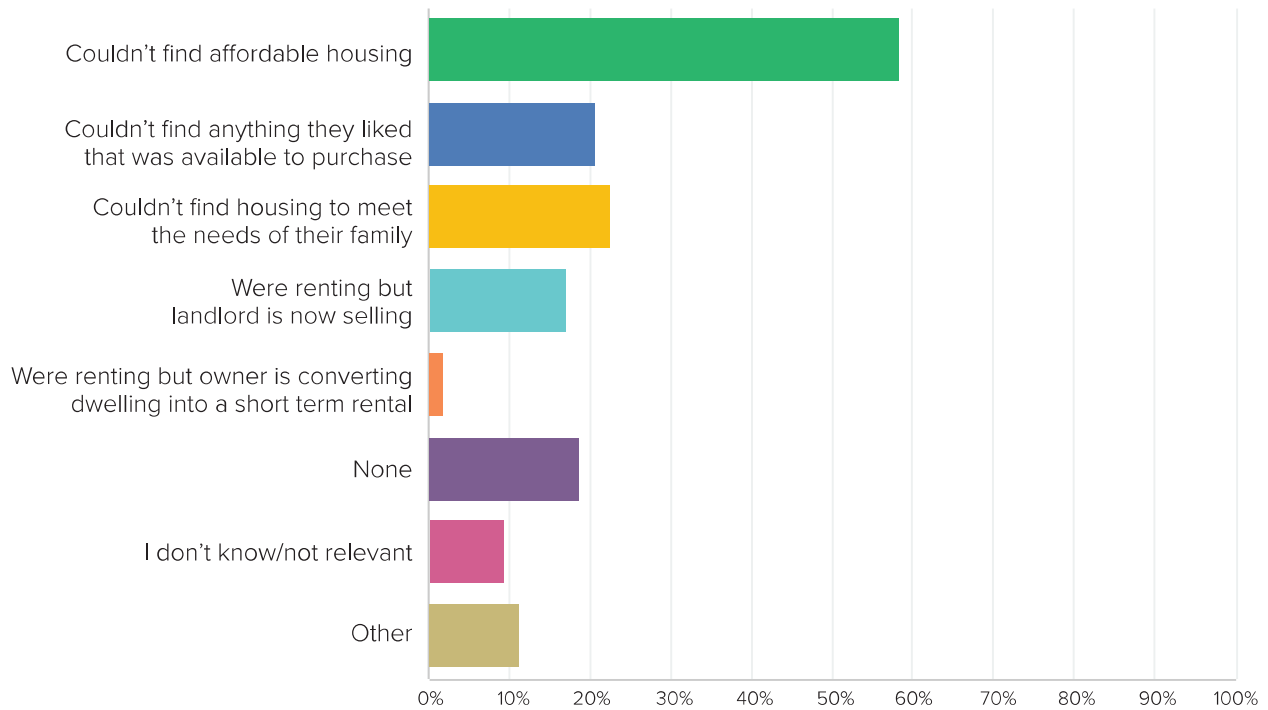
*Q8 - To what extent, if any, do you feel the issue of housing has impacted your business/organization's efforts to recruit and retain staff?*



ANSWER CHOICES	RESPONSES	
A. A major impact	15.09%	8
B. A moderate impact	26.42%	14
C. A minor impact	24.53%	13
D. No impact at all	28.30%	15
E. Don't know/Not relevant	5.66%	3
<b>TOTAL</b>		<b>53</b>

**Q9 - What housing issues have your candidates or employees encountered? Please check all that apply.**

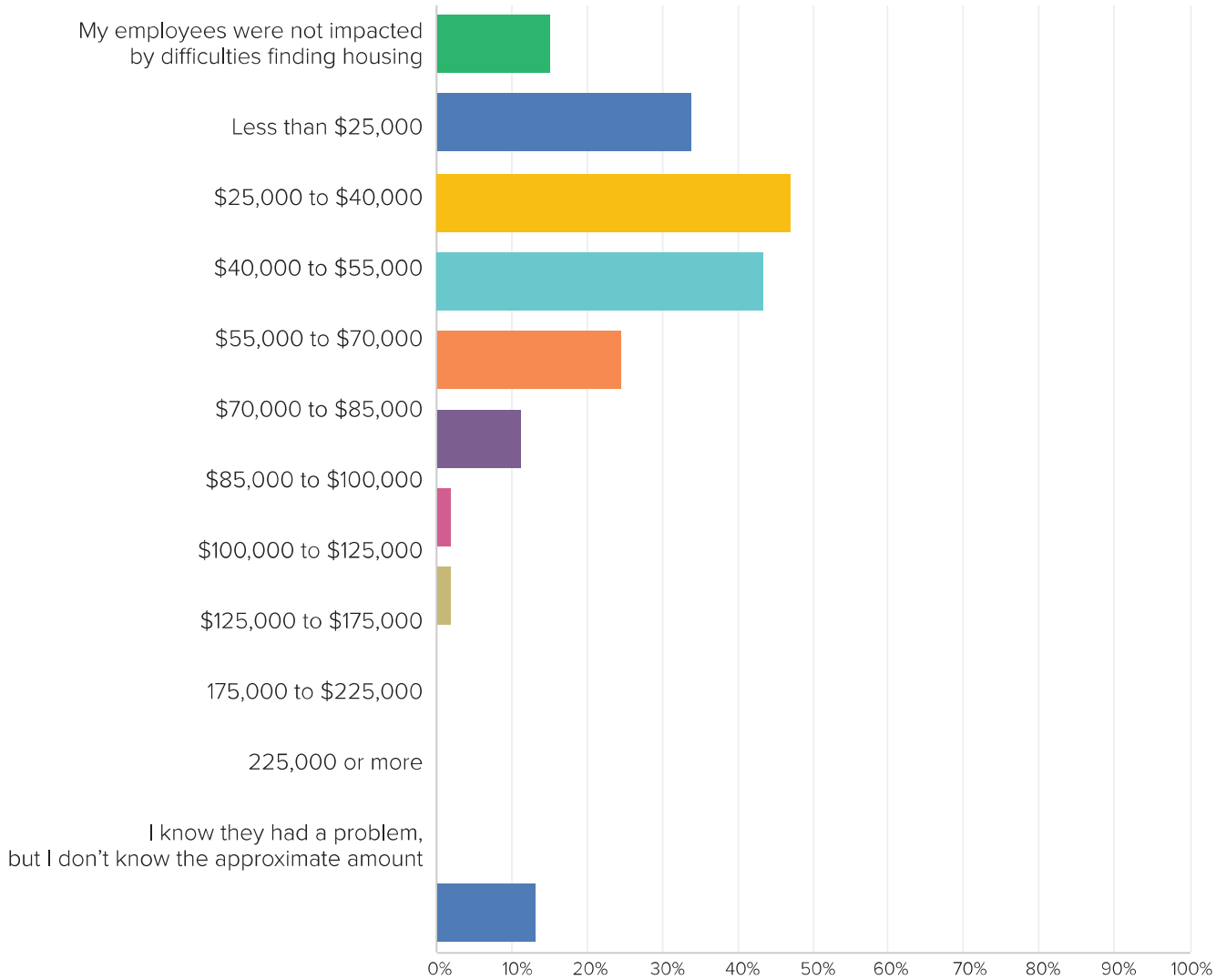
Answered: 53 Skipped: 0



ANSWER CHOICES	RESPONSES	
Couldn't find affordable housing	58.49%	31
Couldn't find anything they liked that was available to purchase	20.75%	11
Couldn't find housing to meet the needs of their family	22.64%	12
Were renting but landlord is now selling	16.98%	9
Were renting but owner is converting dwelling into a short term rental	1.89%	1
None	18.87%	10
I don't know / not relevant	9.43%	5
Other (please specify)	11.32%	6
<b>TOTAL</b>		<b>53</b>

*Q10 - If your employees are impacted by difficulties finding housing, please select the appropriate boxes below to indicate the salary levels that are impacted. Select all that apply.*

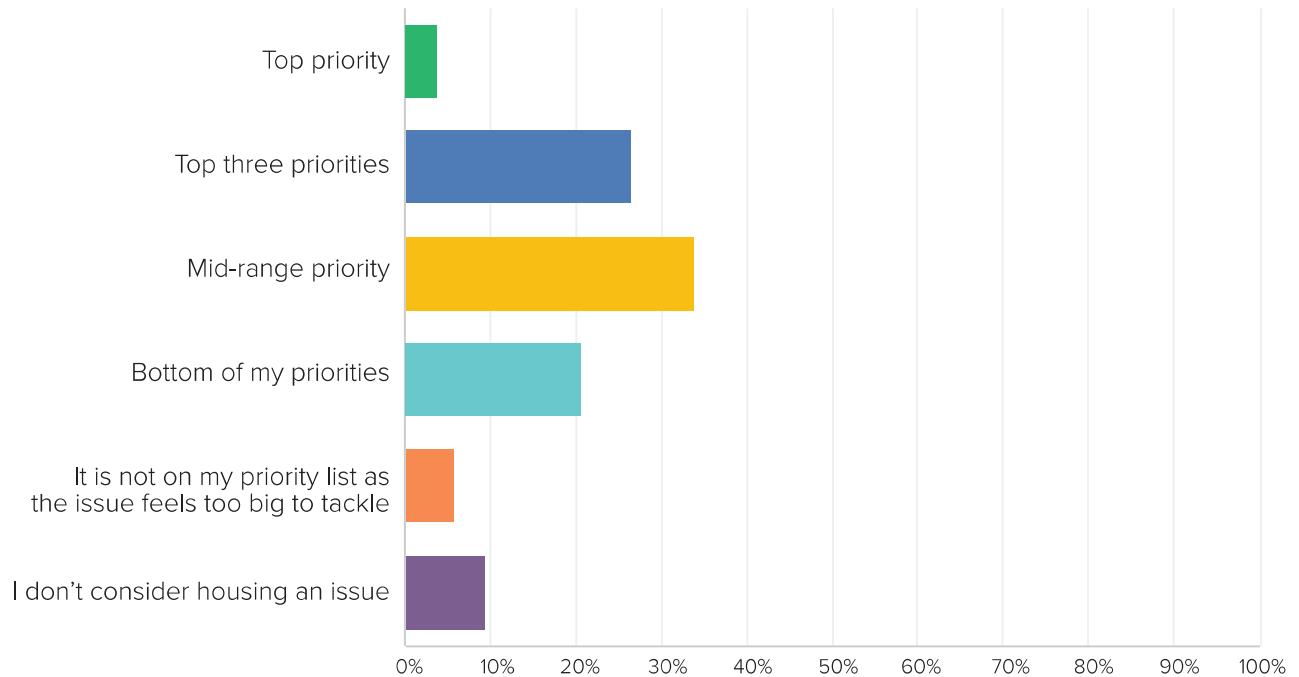
Answered: 53 Skipped: 0



ANSWER CHOICES	RESPONSES	
My employees were not impacted by difficulties finding housing	15.09%	8
Less than \$25,000	33.96%	18
\$25,000 to \$40,000	47.17%	25
\$40,000 to \$55,000	43.40%	23
\$55,000 to \$70,000	24.53%	13
\$70,000 to \$85,000	11.32%	6
\$85,000 to \$100,000	1.89%	1
\$100,000 to \$125,000	1.89%	1
\$125,000 to \$175,000	0.00%	0
175,000 to \$225,000	0.00%	0
225,000 or more	0.00%	0
I know they had a problem, but I don't know the approximate amount	13.21%	7
TOTAL		53

**Q11 - What level of priority do you place the housing shortage/affordability issue in comparison with the many other concerns you face as an owner/ employer?**

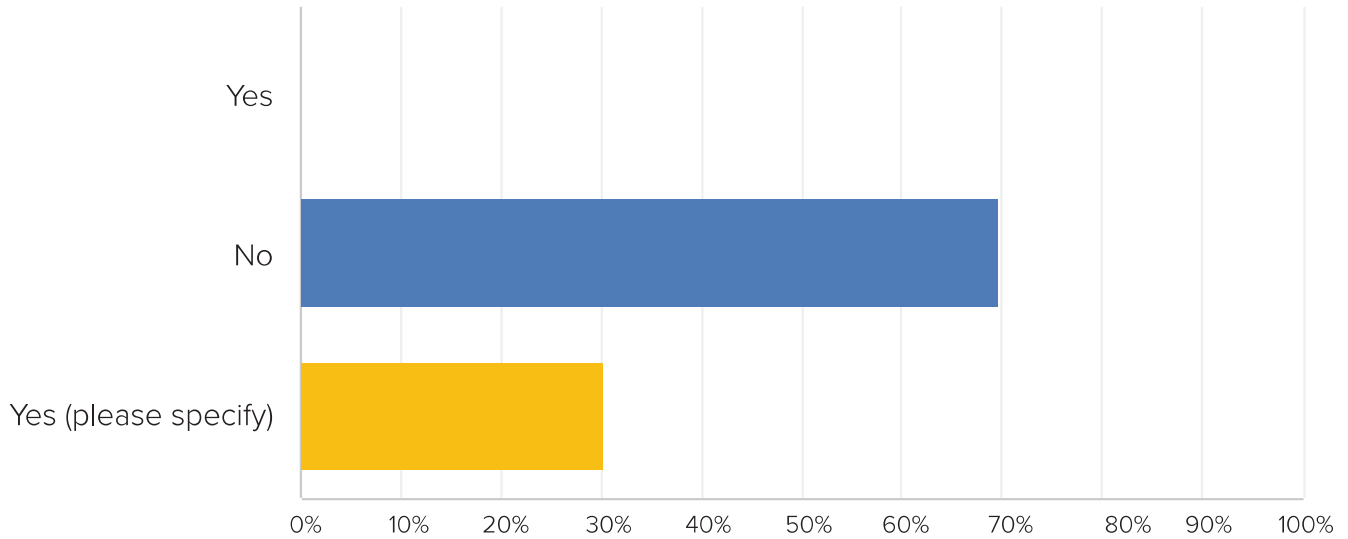
Answered: 53 Skipped: 0



ANSWER CHOICES	RESPONSES	
Top priority	3.77%	2
Top three priorities	26.42%	14
Mid-range priority	33.96%	18
Bottom of my priorities	20.75%	11
It is not on my priority list as the issue feels too big to tackle	5.66%	3
I don't consider housing an issue	9.43%	5
<b>TOTAL</b>		<b>53</b>

**Q12 - As an employer, do you have ideas for creating workforce housing (housing for working households) (even if you are unsure how to implement)?**

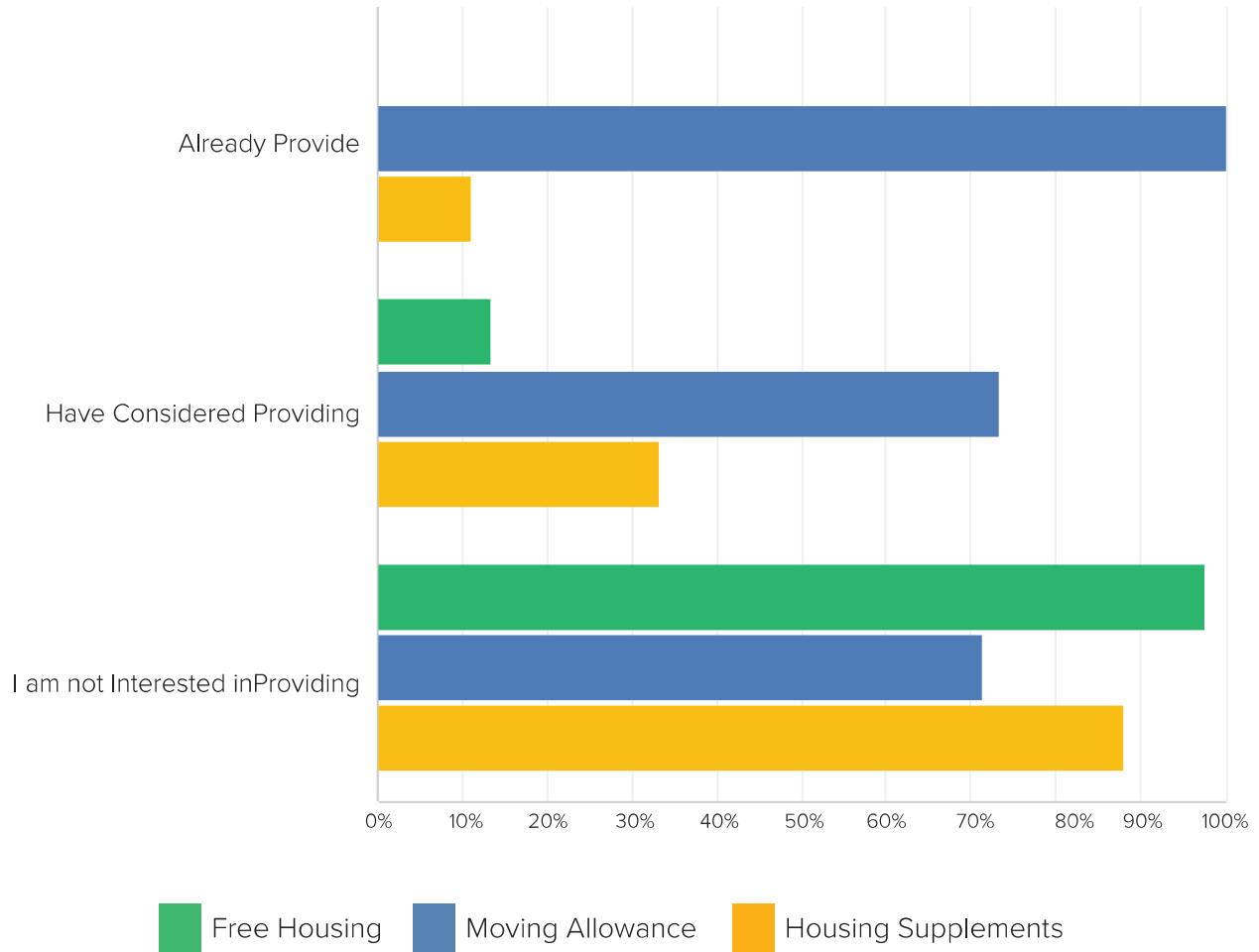
Answered: 53 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	69.81%	37
Yes (please specify)	30.19%	16
<b>TOTAL</b>		<b>53</b>

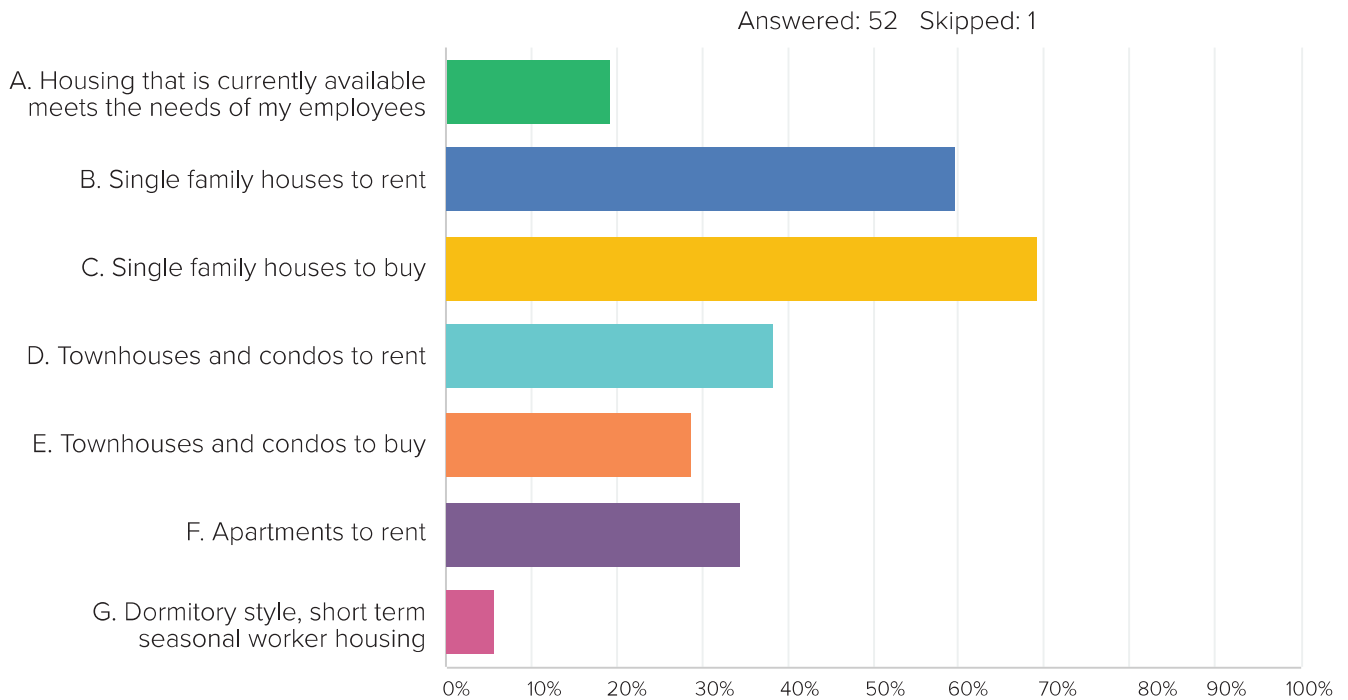
*Q13 - As an employer, have you considered or do you already provide any of the following for your workforce?*

Answered: 53 Skipped: 0



	FREE HOUSING	MOVING ALLOWANCE	HOUSING SUPPLEMENTS	TOTAL RESPONDENTS
Already Provide	0.00% 0	100.00% 9	11.11% 1	9
Have Considered Providing	13.33% 2	73.33% 11	33.33% 5	15
I am not Interested in Providing	97.62% 41	71.43% 30	88.10% 37	42

**Q14 - Select the types of housing that you think are needed in the area to better accommodate your employees. Select up to three.**



ANSWER CHOICES	RESPONSES	
A. Housing that is currently available meets the needs of my employees	19.23%	10
B. Single family houses to rent	59.62%	31
C. Single family houses to buy	69.23%	36
D. Townhouses and condos to rent	38.46%	20
E. Townhouses and condos to buy	28.85%	15
F. Apartments to rent	34.62%	18
G. Dormitory style, short term seasonal worker housing	5.77%	3
<b>TOTAL</b>		<b>52</b>

**Q15 - Is there anything else you would like us to know about how housing issues affect your business/organization?**

Answered: 26 Skipped: 27



# QUALITATIVE ANALYSIS AND RESPONSES



## **Employer Survey Responses to the Question “Is there anything else you would like us to know about how housing issues affect your business/organization?”**

14 respondents gave an answer to the question “Is there anything else you would like us to know about how housing issues affect your business/organization?” (responses like “no” or “none” were removed and not included).

1. This seems like bs to me.
2. My employees are not unhappy living outside of College Station even though they frequently work in College Station. For the much lower prices for the places they live outside of Brazos county, they have much more land or bigger lots, less taxes, and feel safe. None of them express a desire to live in this town because their options here are renting instead of owning, spending so much more that they are priced out, or living amongst crime in a high density area. They have a better quality of life than College Station cares to provide.

3. House rentals to college students are not overseen by HOAs. HOAs contact the owners only, not the tenants. College students are unaware of HOA rules and do not take into account the other non-college student renters in the neighborhood.
4. The increase in prices, taxes and interest rates have added financial burden to most over the past few years.
5. Get regulation out of the way. Stop passing rules limiting who can live where and let the market determine what is needed.
6. Rent is still very high despite what I thought is an over saturation in multi unit dwellings in B/CS?
7. No different than a larger city which expands out into the suburbs, the "inner city areas" start to decline. while we have the university which provides great value, we are still experiencing run down housing and retail closer to campus than in the outer areas of the city.
8. More regulation = bad.
9. Some high deposits make it hard for someone who is getting on their feet to begin renting.
10. Forcing 3 answers on the previous question biases the results of the question invalidating the entire process.
11. Housing it is the main thing that people leave or stay, if they cannot afford their living, they will be always looking for better rates.
12. It's hard to keep staff because staff have to have family help or a second/ third job to afford to live in college station. When I first moved here in 2014 I paid \$425 for a rv spot on an rv park. In 2016 I moved to an apartment and paid \$750. We are now in a 3/2 house (moved last year) for \$1600. And we're lucky the house across from ours is a 4/2 and rents for nearly 4k. Even with roommates that is unaffordable for 90% of people.
13. Due to the increased rent across the board it makes it harder to find willing staff for a fair rate.
14. It effects members of the congregation.
15. Doing business in Bryan is much easier, more convenient and less expensive than doing business in College Station.



# PUBLIC MEETING FEEDBACK

## **Homeownership Affordability and Availability – What could the City of College Station do to help make homeownership more attainable?**

1. Condominiums and Townhouses-cluster around re-developed areas including mixed use.
2. TAMU has unfortunately not played its part here. The university should be held partially accountable and pay the city for improvements.
3. Reduce cost of development fee.
4. Increase townhome and condo development.
5. Continue down payment assistance.
6. Low cost loans based on income for refurbishment.
7. Get ownership and fixed up properties.
8. Reconsider the impacts that 4 unrelated has had on crushing neighborhoods and disincentivizing proper student housing. It's incredibly destructive.
9. Build apartments for students and restrict more neighborhoods to 2 unrelated.
10. Work to bring employers that pay what is needed for affordable homes.
11. Incentives for developers and businesses to contribute to housing to make it more affordable to citizens.
12. Explore options that would decrease the cost of constructing housing units.
13. Consider a Dallas-style local downpayment assistance program and existing federal program.
14. "Homeownership" is not the issue. Unhoused people are seeking housing of any and all kinds. Apartment units are skyrocketing in price and there must be something done to make these housing options more affordable. Graduate students make ~2K a month. Unhoused people can't work to afford a house. Temporary housing (shelters, coops, missions, etc.) must be invested in and property managers must be reigned in to lower the cost of apartment and HUD rentals.

## **Innovative Ideas – What innovative ideas do you have to help address housing needs in the City of College Station?**

1. Make housing a little bit cheaper.
2. Incentivize high paying jobs to town.
3. Making the housing we already have affordable, stop trying to expand so quickly.
4. Electric trolleys between TAMU or downtown Bryan, etc.
5. Stop trying to make more houses and try to make the ones more affordable.
6. Restrict all single family housing built prior to 1970 to no more than 2 unrelated to provide “starter homes” for townies.
7. With world-class Construction Science Programs, consider 3D options and other lower cost methods aesthetically pleasing.
8. First, I think three groups have three different needs: permanent residents, students-affordable housing and residents-affordable housing.

### Ideas for students:

Middle/shared housing – done.

No more than 4 keeps pricing reasonable.

Partner with TAMU for student housing.

Give subsidies/incentives to apartment buildings on Anderson and Harvey.

UT is pitching in for affordable housing in Austin, why can't TAMU do that in conjunction with the City helping incentivize renewal in areas near campus (south).

All along Texas Avenue, build mixed-use. (Brown's Shoes strip center, Barnes & Noble strip center).

Again, have TAMU give affordable housing vouchers.

Students can rent for about \$500 a month if 4 in a place.

Students need bike lanes along Holleman, Anderson and Texas Ave. and Dexter – affordables no car.

### Ideas for residents:

Fix the duplexes, townhomes and apartments we have.

Don't do more shared housing.

No more than 2 because prices come down.

Rental inspections to ensure quality affordable housing.

CDBG campaign to where you knock on businesses doors and talk to rental (apartments, ect.) owners to use this incentive.

9. You have to address this issue-students and affordable.
10. We live in a university town. Students want more per house. Affordable wants family housing.
11. Instead of renew, don't do build to rent. We already have middle housing.
12. Learn from others who have been through this in other cities.
13. More collaboration between the City of Bryan and the City of College Station in order to see how our workforce could be integrated back into College Station.
14. More temporary/low-cost single occupancy apartments where low-income folks can prioritize saving money for a home. A significant percentage of your population is students for whom homeownership is not an option and who are exploited by “homeowners” for rent. Regulate the rent!! Not the residents!

15. More mission and shelter options & emergency rental assistance for folks who receive unexpected rent hikes.
16. Concerning the limitations of unrelated people within one house, the city should regulate occupants per room rather than total occupants per house.
17. There are lots of businesses I think we make housing more affordable by involving corporations.
18. Capping enrollment at the university would help slow down the demand for housing so more units can be built.
19. Housing types and availability are driven by the makeup of the community. When A&M decided to grow, College Station had no plan - 1990-1993 all directed to students. So we were on a catch up
20. Restrict occupancy to no more than 2 per bedroom per HUD guidelines.
21. The property tax should be shifted to a land value tax or a split rate tax that takes the land at a higher rate than structures keeping total revenue the same. This encourages more dense development in high value areas & discourages absentee landlordism to not punish people for improving their house.
22. Turn the Texas A&M golf course into a high density mixed-use affordable housing. I think we should turn Post Oak Mall into a mixed-use high density affordable housing.
23. Utilize zoning to get rid of unnecessary centralized businesses like UHaul on Texas Ave & University and make affordable housing.

**Housing Unit Production and Variety – What could the City of College Station do to facilitate the production of more housing units and more housing types?**

1. Capture and reuse construction materials instead of going to landfill.
2. Low-cost loans for single families for refurbishing in blighted areas.
3. Re-develop areas along Harvey, Anderson, Texas Ave, etc. Go vertical with mixed use.
4. Be careful about copying Austin. The ADU's have ruined areas of town due to parking making streets impassible.
5. Look into project uprooted at UT to learn more about their anti-gentrification projects/tools.
6. There's enough development planned. Prioritize low-cost rental projects. Encourage builders to prioritize single occupant, affordable apartment units and work with the student population to show interest. Apply for HUD grants and regulate how much developers are doing to invest in existing residents, not future families.
7. Develop a suitable and economic plan that suits the majority.
8. ADU's (Accessory dwelling units), duplexes and townhomes – the down payment assistance for infill development of this. Also deal with the NIMBY problem. (not in my backyard)
9. Removing lot and parking requirements would spark more innovation and production in the housing market.
10. Reduce minimum lot size, increase maximum lot coverage and reduce building setback requirements.
11. I would like to see more small homes being built like 2-bedroom cottages or bungalows. Good for young working adults or for retirees.
12. No low-density zoning within 2 miles of campus.
13. Quality modular homes.

**Affordability and Availability of Rental Units – What could the City of College Station do to help with rental affordability and availability?**

1. Place parking garages out into the community in strategic locations to reduce transit traffic into TAMU and disperse acceptable living locations.
2. Incentive mixed use re-development along Harvey, Anderson and other areas adjacent to campus in proximity to Texas Ave.
3. Consider trolley systems in conjunction with TAMU for easy on/off & quicker transit times.
4. TAMU should be a better citizen vs head in the sand approach.
5. Build more rental units that are affordable on the edge of College Station.
6. Deregulate occupancy to increase potential occupancy within existing supply.
7. Allow rental units to be bigger, remove floor limits. Severely lax it.
8. Incentivize complexes accepting HUD housing vouchers.
9. Figure out a way to incentivize non-investment housing.
10. Cap the rent for affordable housing and refuse to allow private equity to continue purchasing affordable housing options – like Southgate – for “revitalization.” Threatening to displace all HUD residents there. If a firm want to develop apartment rentals, low-cost single occupancy units must be prioritized. Also, build more shelters!

**What Issue is most important to Address? – Please place your dot in the column of the issue you feel is most important for the City to address.**

1. Households spending more than 30% of their monthly income on rent – 7
2. Households being unable to purchase a home – 11
3. A lack of housing units and housing unit types – 5
4. Note that said “all of them” - 1

**Who needs help with Housing? – Please place your dot in the column of the person you feel most needs assistance with housing.**

1. Households with no income – 2
2. Households making less than \$20,000 annually – 8
3. Households making less than \$50,000 annually – 7
4. Households making less than \$80,000 annually – 2
5. Households making less than \$120,000 annually – 2
6. Note that said “all of the income levels” - 1



# SURVEY GOALS/STRATEGIES/ACTIONS

*Please provide any comments or suggestions for the Goals / Strategies / Actions section of the Housing Action Plan*

**80 respondents gave an answer to this question, (responses like “NA” or “none” were removed and not included).**

1. You have to get TAMU to put a cap on enrolment or the housing plan will never be effective.
2. The city needs to coordinate this desire for affordable housing vs increase in property taxes along with school taxes. You cannot move in lower income people and expect them to meet the tax requirements of the city. Force on streets, police and fire for the next 3 years and see where you are. It is cheaper and faster(traffic wise) to come from Snook up HWY 60 than to come from south CS at 7:30 in the morning. I would move too but our house is paid off.
3. I hope things will be ok
4. Most of this is not necessary and will cost a lot to provide limited benefit. A great deal of effort to give the appearance of action that won't provide significant results. The answer is not always more government programs.

5. College Station is paralyzed by the reality that the majority of residents and property owners (investors and students) do not vote or involve themselves with government in large numbers. Other groups such as retired professors disproportionately vote and participate in government. All democracies primarily service the requests of those who participate in voting and government (not the majority of residents and property owners in our community). Therefore: our community shall continue to grow, conforming to those who participate in our democracy. In College Station: that tends to be servicing demands for decreased density in existing residential neighborhoods and increased density in Northgate and west of Wellborn Rd (more predominant student areas). Caught in the crossfire are starter families moving to BCS who are left with little housing options aside from buying homes further and further out from city center and commuting in. Our growth strategy is essentially a plan to exacerbate urban sprawl.
6. I think additional graduate student family housing at a discounted rate (especially for international students) should be a high priority.
7. I think it is a great start, but seems overly simplified.
8. Housing around campus, if rentals, need enforcement of number of individuals and vehicles allowed. Trash around housing near downtown CS is awful.
9. Include an action item to support international students for affordable housing in partnership with Texas A&M as public funds cannot limit the benefit for International students. The reason is, international students on non-immigrant visas pay higher tax dollars annually on their grad stipends.
10. Affordable and sustainable housing should be a priority. Especially as we see extreme weather increasing, houses should be constructed in ways that maximize heat and cold retention, cooling, and good use of energy.
11. Stop targeting students and allow more density around campus as is already noted in the comp plan. Then maybe focus on the rest of the city instead of being held hostage by three neighborhoods.
12. The reasons why local home prices are so high is too many out-of-town investors. Raise property taxes AND counter them with increased homestead exemptions for local voter residents. This shifts the tax burden from voters to non-voters. When no longer a good investment, properties will shift back to residents. Best long term solution, and an easy one to sell.
13. I grew up here but moved away after getting married. Fast forward 10+ years and we moved back to BCS. We decided to rent while looking for a house to buy. There were not many selections. Either a fixer upper in a run down neighborhood, expensive house in a private gated neighborhood or be the only family (with children) among rows of houses aimed for students. Very disappointed!
14. too much to read
15. This housing plan, as written, will not help house lower-income folks. Because of inflated valuations and tax rates, only high-rise condominiums will help, provided they are marketed to lower-income people who aren't planning to use their cheap-ish housing as an Airbnb, or some other "investment" scheme. Property valuations, along with tax rates, have gotten out of control -- a small house, bought about 30 years ago and located well over 3 miles from the university, has increased in imaginary value by some 525%. Pity that wages haven't done the same in order to make the tax bill more affordable. This plan wants to increase density in certain neighborhoods, but doesn't say which neighborhoods will have their character destroyed by the city. Those living in areas designated "single-family residential" aren't interested in more cut-through traffic, noise, or flooding. And lower-income folks living in cheap-ish duplexes or four-plexes aren't "helped" by having to find other, less affordable, housing when their homes get redeveloped.



16. I like the strategies but I am concerned that developers will want to keep the cost of housing high and the supply scarce.
17. City planners want to destroy the existing home developments by putting highways through residential areas, destroying subdivisions and neighborhoods! To say nothing about the financial impact on the value of homes for existing residents!
18. In College Station, there needs to be explicit zoning and definitions of how many individuals can live in a residence in each zone area. The area I live, off of University Oaks Blvd, has experienced a major influx of AgShacks in a neighborhood area. This has resulted in increased noise, traffic and late night partying. Density should not come at the cost of family neighborhoods and must be supported by road and, specifically, parking infrastructure. Where I live, if the current trend continues, will be practically unlivable in terms of quality if the trends over the past few years continue. The city needs to value the living of year round, non-student households that are essential for both the university and local businesses. As of now, I do not believe we are well supported in terms of housing. Best.
19. This is an ambitious (and exciting) plan! I trust that capacity has been assessed to ensure it is a realistic plan.
20. Cheap housing and control over the increase of rent by the properties. Every housing complex is increasing the rent every year by 30-50% without providing any additional benefits or improving the housing.
21. Addressing leasing times throughout the years - International students and other students are often without housing in the summer due to the management.
22. Difficult to legally affect market pressured rents.
23. The action plan is so very non-specific it could apply to anything or nothing. My biggest disappointment is the total disregard of A&M's part in our city's housing issues.
24. Stop the government overreach and let people live with who they want to
25. Many options are presented in this but there doesn't seem to be a clear plan for moving forward. Instead it seems like a lot will be left up to the discretion of whoever, guided by realities unknown at present. Too similar to Midtown - which turned out to be significantly "less than" the grand possibilities initially presented. Isn't it sometimes better to have a real plan, with areas chosen for higher density that don't negatively affect established neighborhoods . Keep zoning instead of making it so malleable (wasn't that the reasoning for MH and HOO areas?). Don't eliminate parking restrictions for goodness sake unless you have a magic way to mandate residents in certain areas only use public transport.
26. I think that one of the biggest problems facing our community is the lack of affordable housing. Recognizing that this is a tough problem to solve, I applaud the City for its efforts.
27. Increasing density in existing areas hurts people living nearby with extra traffic and noise. Renters in units to be torn down will be displaced, and face increased rents. This plan creates too many programs, either increasing staff workload, or increasing taxes to pay for new staffers.
28. Assumes there is far too little housing available when reality is that occupancy of existing stock is moderate. Assumes the City is responsible to "create" housing. Way too much government overreach, and way too little respect for existing and long term owners. How about enforcing existing zoning and deed restrictions?
29. Create space for high-density housing for students and address on-street parking.
30. Need to protect family neighborhoods from being infiltrated by Airbnb's & student rentals.
31. Strategy 7 would incorporate using HCV program with landlords to help guarantee payments and to increase diversification and Deconcentration of poverty in the city housing.

32. I don't feel the city cares or listens.
33. Its not a plan, its a list of ideas. They aren't bad ideas, just not concrete.
34. Need to have homeowners assoc. decide if your area is open to options
35. I can't afford to live in College Station making a teacher salary. Your housing market is out of control and we continually look to move outside the city limits. The rental market is also out of control with no regulation or accountability with rental owners. Our rent increases every year regardless. When we move (because we have to about every three years), I would like more required transparency on ownership of rental property so we know specifically who we are renting from. I've learned to avoid a few owners due to their inability to manage the property well. Also, when you raise the property values to extraordinarily uneconomical levels, it also affects the rental cost. Not to mention they are building houses on top of each other with no consideration of privacy. So the only new builds aren't great for families. I've also noticed that the builders in the area build really poor residential construction. There needs to be accountability for the number of complaints against owners.
36. Quality of life issues are not being addressed. It's just more of the same - pack people in, crowd them in, smaller lot sizes, etc. Our roads were not designed for such high density. Traffic is already an issue. More growth at the expense of quality of life, at the expense of things that make a quality life like trails, parks, ponds, and shared green spaces. It's so frustrating to see another plan to pack it dense and collect more taxes while the glaring density problems are made worse.
37. Unless measures are taken to significantly reduce investor purchased housing, the home values will always be artificially high, preventing lower income or new buyers from purchasing homes. The Plan should focus not only on the housing quantity crunch, but also the ability to lure resident buyers into purchasing. Resident buyers will care about the integrity of neighborhoods and add to the community value. While rental property is scarce, allowing outside investors to purchase prime real estate and demolish to build "Ag Shacks" is detrimental to College Station in the long run.
38. the data in the report shows significant growth in retirement age population which generally is choosing to come live here due to Aggieland and has \$\$\$. The second point I would make is the data for average income and income vs rent costs needs to be normalized for the 70,000 students that are not trying to earn money, and based on the amenities and fancy high rises being built it doesn't seem rent is a major issue for them. Having a student that attended A&M and Texas, it was still much cheaper in BCS vs Austin.
39. Concerned about the mechanism being created turning into a tax burden on other citizens
40. The main goal within the action that majority of the residents within the Bryan/College Station community will be to make housing affordable. The town is a small community and with not many job opportunities especially those with a high pay. The town also is mainly consisting of college aged students from the ages of 18-25. This age range is focusing on school and cannot afford certain places, especially above the amount of \$1100 a month. These prices will cause Bryan/College Station to become a town of nothing of these prices continue to soar.
41. I don't know the goals or proposed strategies.

42. The comprehensive housing plan developed by the City staff is, without a doubt, carefully considered, meticulous and robust. Population growth in the twin Cities and increasing student enrollment at Texas A & M have created housing challenges that will take collaborative and sustained efforts short and long term. I believe the inter-generational home share program is a particularly strong proposition in allowing residents who may be on a fixed income to leverage the equity in their homes, while also creating affordable options for the student population! Similarly, the creation of a Municipal Housing Authority is an excellent idea, as a centralized resource for citizens. An interesting point to explore would be partnerships with local real estate agents who are at the forefront of search efforts for clients across the entire income spectrum. I also appreciate the homestead exemption campaign as an additional and valuable tool to increase affordability for existing and prospective homeowners. All in all, a strong plan that involves multiple stakeholders, offers creative and realistic solutions and achievable goals.
43. Proposed actions appear sound and aspirational, but outsized pressure from the development community directed at elected and appointed city leadership cannot be allowed to thwart this important endeavor.
44. More affordable housing. Rent for housing near campus is ridiculously expensive given we're all students and many pay for rent and utilities on their own.
45. I believe making housing more affordable for the lower income families will definitely help with housing. I also think there needs to be more done to fight criminal behavior, child abuse, etc. I don't make enough money to become a home owner, I would like to be one. However, I can't find anything in my budget
46. I doubt the ability of ANY governmental organization to do quality, economically sound (for the community) work. Someone will make tons and tons of money while the average tax payer will get slammed with additional fees, taxes, and wasted spending.
47. Allow more than four non-related residents to live together for the sake of affordable housing. College is the only time in our lives that we can put 7-8 girls in a house together and make memories that will last a lifetime.
48. I do not know the housing plan...
49. Rental assistance programs for single family homes. A low income community of homes out on the country side. Come up with an individualized monthly rent payment based off of income.
50. The Housing Action Plan is enthusiastic and hopeful. It lacks information regarding the limits behind occupancy in residences close to campus. Thanks for taking action towards helping out the community and the students that keep it thriving.
51. Who's paying for this action aid? Does this involve federal aid or federal oversight? Will Texas a&m be donating the land for the student portion of this agenda? Will there be tax rewards for existing homeowners currently acting in success yet needing updated affordable services?
52. You need to link the document???? How are we supposed to read it!
53. I've not seen the plan so I can't say if it'll be helpful or not. You need to be focusing on lowering taxes!!!!
54. A vague city-planner-ese gobbledygook wish list. No limitations or direction on WHERE anything happens. No specific mention of neighborhood protection or student housing. Really???

55. There needs to be some direct language surrounding creating policies or innovative solutions for young families. There are so few options to become homeowners here for young families because investors pay full asking price and then rent to us at spectacular rates. Especially for those of us who have young children in daycare and do not want to be house-poor, where are our options? How are we represented in this plan moving forward. Good on those who bought before the pandemic at reasonable interest rates. I feel like so many of us will rent forever, which means that rich investors who do not live here will continue to collect my rent as long as I choose to work and live in BCS.
56. Find ways to make housing more affordable for residents with families that are not attending TAMU or Blinn, but are hardworking families that desire to live in decent housing and nice neighborhoods.
57. The city is wasting our resources & time with this focus.
58. My family loves College Station, we have to rent cause houses that are in our price range get bought out by landlords. Our rent goes up average \$100 + per year. We can't compete with landlords renting out houses with 3+ individuals and renting out per room. It's becoming harder and harder to find places to afford to rent. The housing market is way to high for the middle class families.
59. More affordable housing for middle class citizens. More utility options for citizens.
60. We need housing for avg income families not college students
61. Unsure of what the action plan is intended for and how it will be helpful.
62. This looks a lot like what happened in Austin. What they omitted in their attempts to provide housing for all coming to the area, was quality of life for current residents. They rushed things, cramming more people into areas with inadequate infrastructure. This, regardless of no space for parking, multi-story housing right up to property lines. It was not done carefully or with any consideration of existing neighborhoods. An out of town visitor commented recently about the car wash next to the cemetery. It's because they could do it. CS needs to grow in a way we can be proud of years from now, not how fast we can throw something together.
63. Focus is needed on wheelchair accessible rental housing options for low to moderate income disabled persons. HC accessible is frequently woefully inadequate when it comes to wheelchair accessibility needs. I do not see this addressed anywhere in the plan.
64. A whole lot less multifamily/student housing, and more focus on medium level income, housing. Neighborhoods for mid-level people like teachers. Streets that will accommodate traffic going both ways, and neighborhood parks.
65. I am concerned with deed restricting neighborhoods by using income criteria. I feel that this could potentially be viewed as steering and could violate protected classes. Also, restricting resale value would prevent these lower income families from benefiting from the gained equity in their home over time. I believe that higher density and less development restrictions are needed throughout the Brazos Valley. It makes me happy to see that College Station is taking the initiative to engage developers and builders to aid in this matter. Many cities across the nation are implementing similar programs and they are successful.
66. Stop punishing the mouth that feeds you. The students make up a large population that keeps this city running and brings a lot of money to the economy. Stop this punishment and restricting who can live where. With out the Students and TAMU then the city would not be here. People should be able to choose how they use their property. There are areas already in place where people can live and not be near/around students.
67. CS does not now and has never demonstrated enforcement of documented construction, zoning and land use planning and we have zero confidence in improvements with this plan.

68. Eliminate Occupancy Restrictions
69. I really appreciated all the thought given to how we can help those in need in College Station. I especially appreciated the idea of promoting inter-generational housing opportunities as well as alternative and energy-efficient homes. Really great stuff!
70. Y'all are going to be in a constant tug of war with A&M and the seasonal students. This isn't really a place I plan to settle down in as I have no ties to the University.
71. You are definitely on the right track. You need to consider impact fee waivers for affordable housing as well. The impact fees from CoCS and Wellborn water are affordability killers...
72. Pricing control is a must. My apartment has gone up over \$300 in 2 years
73. In Goal 1 Action 3 regarding sustainability, I suggest including a plan for conservation or restoration of biodiversity to promote a healthy ecosystem where housing will be developed. Environmental impact reports may address this.
74. I think the Housing Action Plan is a great idea that can be used to make houses more affordable and available for everyone.
75. With the cost of construction over the past 10years more than doubling and the rental market not able to keep up in proportion with construction costs there would have to be more incentive to developers to build and hold new homes.
76. More affordable housing options in CS will be important for local families
77. Not a fan of deed restrictions or property tax exemptions
78. Increasing housing density leads to unfavorable conditions for existing homeowners who enjoy the peace and quiet. What the hell are you thinking!!! How about reducing the property tax by 50% so people can afford the homes they already have!!!
79. Can't provide affordable housing (purchase or rent) with high property taxes. Not a good business for people that wants to invest, due to very low rate of return.
80. You can't make affordable housing in cs at this point. Growth is expensive. Land is expensive. Why not have the city buy apartment buildings, renovate them and have rent control. Trying to have someone buy a house that isn't affordable doesn't make sense.

*“Advise on and make recommendations for the City of College Station Housing Action Plan in order to present a unified vision for the future, and to recommend for approval a final plan that reflects the community’s vision for housing action and initiatives.”*

The Committee worked with staff since November 2023 to review existing conditions and citizen and stakeholder feedback, to assess tools available for addressing housing issues, and to help create the recommendations in the draft Goals, Strategies, and Actions Report.

## Housing Action Plan Steering Committee Members

POSITION 1 – GERALYN NOLAN

POSITION 2 – BLANCHE BRICK – CO-CHAIR

POSITION 3 – TIONA BROUSSARD

POSITION 4 – FRED DUPRIEST

POSITION 5 – MIKE ALAN HOLMGREEN

POSITION 6 – BLAKE JENNINGS

POSITION 7 – CARLA ROBINSON

POSITION 8 – CHARLES LANE BARR

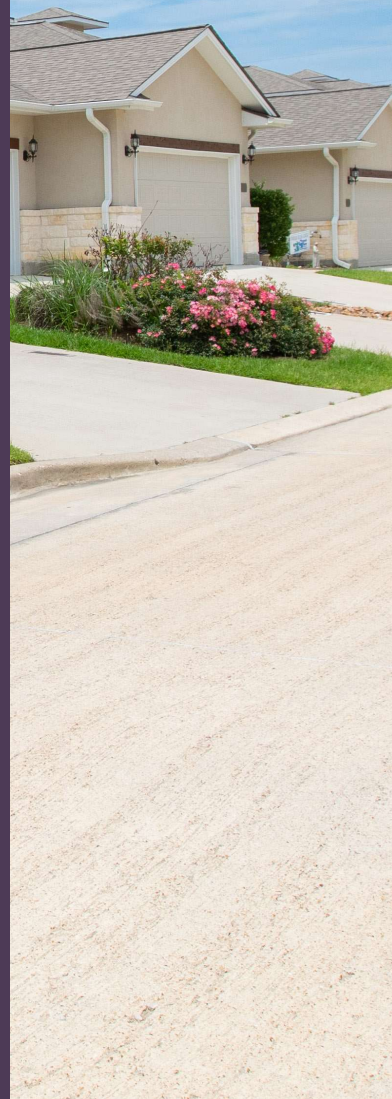
POSITION 9 – KATHERINE NICHOLE FLYNN

POSITION 10 – DELIA PEREZ-NUNEZ

POSITION 11 – DIANA MARIE WOOD

POSITION 12 – JODI WARNER – CHAIR

POSITION 13 – SUZANNE DROLESKEY





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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF COLLEGE STATION, TEXAS, AMENDING THE OFFICIAL CITY OF COLLEGE STATION COMPREHENSIVE PLAN BY AMENDING THE COMPREHENSIVE PLAN TO INCLUDE THE HOUSE ACTION PLAN AS A MASTER PLAN; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATED THERETO.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:**

**PART 1:** That the “Official City of College Station Comprehensive Plan” is hereby amended by adding new Subsection “B.12.” of Exhibit “A” thereto as set out in Exhibit “A” attached hereto and made a part hereof.

**PART 2:** That if any provisions of any section of this Ordinance shall be held to be void or unconstitutional, such holding shall in no way affect the validity of the remaining provisions or sections of this Ordinance, which shall remain in full force and effect.

**PART 3:** That this Ordinance shall take effect immediately from and after its passage.

**PASSED, ADOPTED and APPROVED this \_\_\_\_\_ day of \_\_\_\_, 2024.**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
**City Secretary**

\_\_\_\_\_  
**Mayor**

**APPROVED:**

\_\_\_\_\_  
**City Attorney**



**EXHIBIT A**

That Ordinance No. 4303 adopting the “Official City of College Station Comprehensive Plan” as amended, is hereby amended by adding Subsection “B.12.” to Exhibit “A” of said plan for Exhibit “A” to read in its entirety as follows:

**A. Comprehensive Plan**

The Official City of College Station Comprehensive Plan (Ordinance 4303) is hereby adopted and consists of the following:

1. Plan Foundation;
2. Distinctive Places;
3. Strong Neighborhoods;
4. A Prosperous Economy;
5. Engaging Spaces;
6. Integrated Mobility;
7. Exceptional Services;
8. Managed Growth;
9. Collaborative Partnerships; and
10. Plan Implementation

**B. Master Plans**

The following Master Plans are hereby adopted and made a part of the Official City of College Station Comprehensive Plan:

1. The Northgate Redevelopment Plan dated November 1996;
2. The Revised Wolf Pen Creek Master Plan dated 1998;
3. Northgate Redevelopment Implementation Plan dated July 2003;
4. Bicycle, Pedestrian, and Greenways Master Plan dated January 2010;
5. Parks, Recreation, and Open Spaces Master Plan dated July 2011;
6. Medical District Master Plan dated October 2012;
7. Economic Development Master Plan dated May 2020;
8. The Water System Master Plan dated April 2017;
9. The Wastewater System Master Plan dated April 2017;
10. Northeast Gateway Redevelopment Plan dated September 2023;
11. Wellborn District Plan dated October 2023; and
12. Housing Action Plan dated September 2024.

### **C. Master Plan Amendments**

The following Master Plan Amendments to the Official City of College Station Comprehensive Plan are as follows:

1. Expiring the East College Station Transportation Study dated May 2005 – Ordinance 4404, dated November 10, 2022.
2. Expiring the Central College Station Neighborhood Plan dated June 2010 – Ordinance 4404, dated November 10, 2022.
3. Expiring the Eastgate Neighborhood Plan dated June 2011 – Ordinance 4404, dated November 10, 2022.
4. Expiring the Southside Area Neighborhood Plan dated August 2012 – Ordinance 4404, dated November 10, 2022.
5. Expiring the South Knoll Neighborhood Plan dated September 2013 – Ordinance 4404, dated November 10, 2022.
6. Amended as shown in the Northeast Gateway Redevelopment Plan for Map 5.4 Proposed Bicycle Facilities and Map 5.5 Proposed Pedestrian Facilities within the Bicycle, Pedestrian, and Greenways Master Plan – Ordinance 4470, dated September 28, 2023.
7. Amended as shown in the Wellborn District Plan for Map 5.4 Proposed Bicycle Facilities and Map 5.5 Proposed Pedestrian Facilities within the Bicycle, Pedestrian, and Greenways Master Plan – Ordinance 4474, dated October 12, 2023.

### **D. Text Amendments**

The following Text Amendments to the Official City of College Station Comprehensive Plan are as follows:

1. Text Amendments:
  - a. *Chapter 2. Distinctive Places* by amending the text regarding the Neighborhood Center future land use description, intent, and generally appropriate zoning districts – Ordinance 4351, dated April 28, 2022.
  - b. *Chapter 2. Distinctive Places* by amending the text regarding the Planning Areas description to remove expired plans – Ordinance 4404, dated November 10, 2022.
  - c. *Chapter 2. Distinctive Places* by amending the text regarding the Planning Areas description to rename the Texas Avenue & University Drive (FM 60)

Redevelopment Area to the Northeast Gateway Redevelopment Plan – Ordinance 4470, dated September 28, 2023.

- d. *Chapter 2. Distinctive Places* by amending the text regarding the Planning Areas description to update it to the Wellborn District Plan, to revise the Future Land Use & Character descriptions to remove the Wellborn future land use and incorporate it and the Wellborn-specific zoning districts into the Neighborhood Commercial, Suburban Residential, and Estate Residential future land use descriptions and generally appropriate zoning districts – Ordinance 4474, dated October 12, 2023.

## **E. Map Amendments**

The following Map Amendments to the Official City of College Station Comprehensive Plan are as follows:

1. Future Land Use & Character Map:
  - a. Approximately 5 acres of land generally located at 2354 Barron Road from Suburban Residential to Neighborhood Commercial – Ordinance 4365, dated June 23, 2022.
  - b. Approximately 17 acres of land generally located at 400 Double Mountain Road from Medical to Urban Residential – Ordinance 4378, dated August 11, 2022.
  - c. Approximately 0.19 acres of land generally located at 106 Southland Street from Suburban Residential to Neighborhood Commercial – Ordinance 4388, dated September 8, 2022.
  - d. Approximately 2.611 acres of land, generally located at 100 - 170 Graham Road from Business Center to Neighborhood Commercial – Ordinance 4435, dated May 15, 2023.
  - e. Amended as shown in the Northeast Gateway Redevelopment Plan – Ordinance 4470, dated September 28, 2023..
  - f. Amended as shown in the Wellborn District Plan – Ordinance 4474, dated October 12, 2023.
  - g. Approximately 3.25 acres of land generally located west of the intersection of Nantucket Drive and State Highway 6 S from Suburban Residential and Natural and Open Areas to Neighborhood Commercial and Natural and Open Areas – Ordinance 4520, dated May 23, 2024.
  - h. Approximately 3 acres of land generally located at located at 116 and 120 Morgans Lane from Urban Residential to General Commercial – Ordinance 4525, dated June 27, 2024.

2. Planning Areas Map:

- a. Removing the Central College Station Neighborhood Plan, Eastgate Neighborhood Plan, Southside Area Neighborhood Plan, and South Knoll Neighborhood Plan – Ordinance 4404, dated November 10, 2022.
  - b. Renaming the Texas Avenue & University Drive (FM 60) Redevelopment Area to the Northeast Gateway Redevelopment Plan – Ordinance 4470, dated September 28, 2023.
  - c. Renaming the Wellborn Community Plan to the Wellborn District Plan – Ordinance 4474, dated October 12, 2023.
3. Functional Classification & Context Class Map:
- a. Amended as shown in the Northeast Gateway Redevelopment Plan – Ordinance 4470, dated September 28, 2023.
  - b. Amended as shown in the Wellborn District Plan – Ordinance 4474, dated October 12, 2023.

## F. General

1. **Conflict.** All parts of the Comprehensive Plan and any amendments thereto shall be harmonized where possible to give effect to all. Only in the event of an irreconcilable conflict shall the later adopted ordinance prevail and then only to the extent necessary to avoid such conflict. Ordinances adopted at the same city council meeting without reference to another such ordinance shall be harmonized, if possible, so that effect may be given to each.
2. **Purpose.** The Comprehensive Plan is to be used as a guide for growth and development for the entire City and its Extraterritorial Jurisdiction (“ETJ”). The Comprehensive Plan depicts generalized locations of proposed future land uses, including thoroughfares, bicycle and pedestrian ways, parks, greenways, and waterlines, and sewer lines that are subject to modification by the City to fit local conditions and budget constraints.
3. **General nature of Future Land Use.** The Comprehensive Plan, in particular the Future Land Use & Character Map and any adopted amendments thereto, shall not be, nor be considered, a zoning map, shall not constitute zoning regulations or establish zoning boundaries, and shall not be site or parcel specific but shall be used to illustrate generalized locations.
4. **General nature of College Station Comprehensive Plan.** The Comprehensive Plan and any additions, amendments, master plans and subcategories thereto depict same in generalized terms including future locations; and are subject to modifications by the City to fit local conditions, budget constraints, cost participation, and right-of-way

availability that warrant further refinement as development occurs. Linear routes such as thoroughfares, bikeways, pedestrian ways, greenways, waterlines, and sewer lines that are a part of the Comprehensive Plan may be relocated by the City 1,000 feet from the locations shown in the Comprehensive Plan without being considered an amendment thereto.

5. **Reference.** The term College Station Comprehensive Plan includes all of the above in its entirety as if presented in full herein, and as same may from time to time be amended.