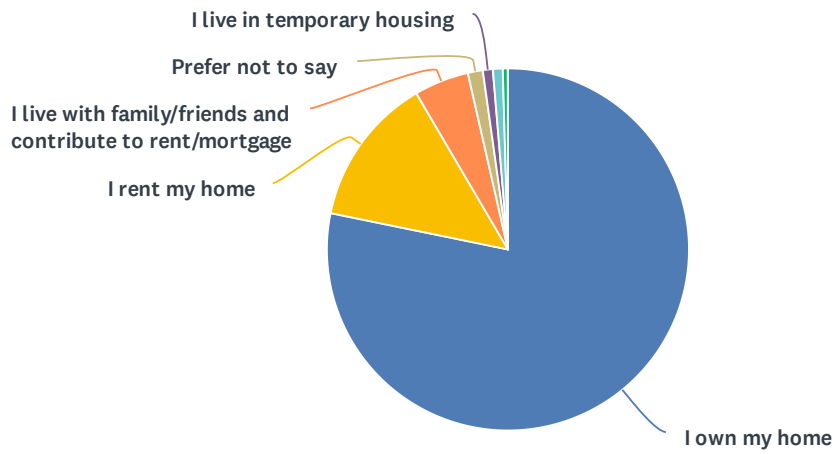


Q1 225 responses

What is your current housing situation?

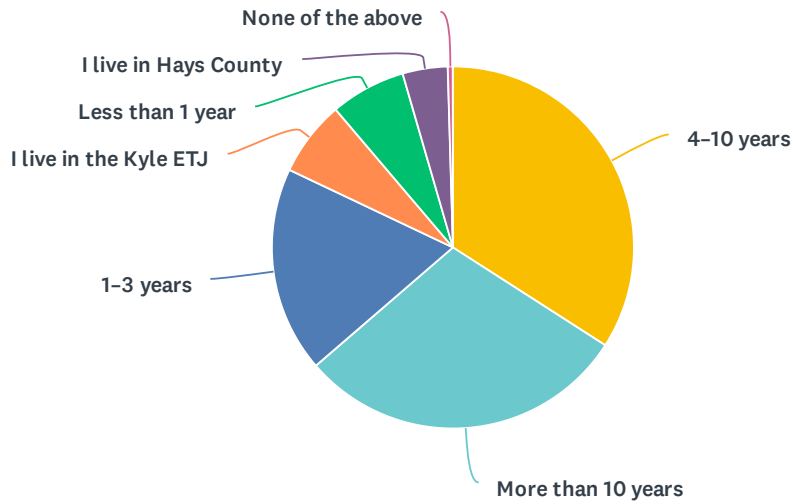


Answer Choices	Percentage	Responses
● I own my home	78.22%	176
● I rent my home	13.33%	30
● I live with family/friends and contribute to rent/mortgage	4.89%	11
● Prefer not to say	1.33%	3
● I live in temporary housing	0.89%	2
● I live with family/friends and do not pay rent	0.89%	2
● Other (please specify)	0.44%	1
● Unhoused	0%	0
Total		225

#	OTHER (PLEASE SPECIFY)	DATE
1	Crosswinds Community	6/4/2026 3:37 PM

Q2 223 responses

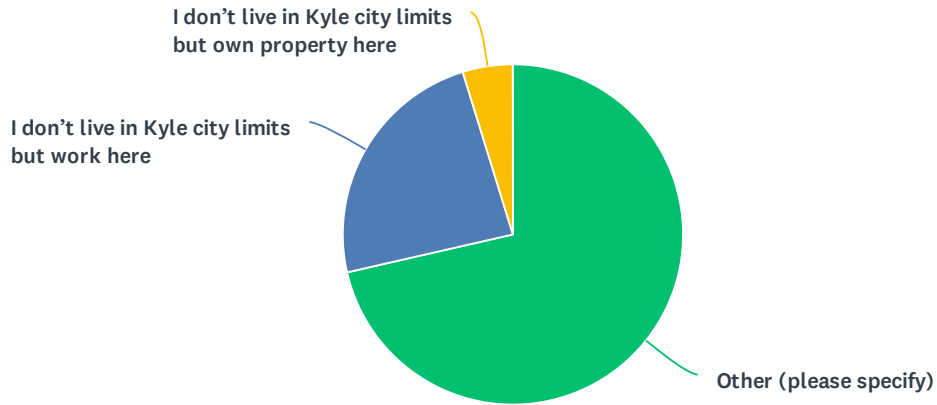
How long have you lived in Kyle?



Answer Choices	Percentage	Responses
● 4-10 years	34.08%	76
● More than 10 years	29.60%	66
● 1-3 years	18.39%	41
● I live in the Kyle ETJ	6.73%	15
● Less than 1 year	6.73%	15
● I live in Hays County	4.04%	9
● None of the above	0.45%	1
Total		223

Q3 21 responses

Which scenario applies to you?



Answer Choices	Percentage	Responses
● Other (please specify)	71.43%	15
● I don't live in Kyle city limits but work here	23.81%	5
● I don't live in Kyle city limits but own property here	4.76%	1
Total		21

#	OTHER (PLEASE SPECIFY)	DATE
1	Work with Homeless Coalition for the county of Hays.	6/5/2026 4:25 PM
2	I am moving to Kyle, TX from the Midwest	6/4/2026 9:28 PM
3	I don't own property or work in kyle	6/4/2026 8:04 PM
4	I live in Niederwald, work in buda	6/4/2026 6:28 PM
5	I live in Anthem but lived in east Kyle for 3 years	6/4/2026 4:00 PM
6	Live in ETJ	6/4/2026 3:56 PM
7	I live in Anthem	6/4/2026 2:24 PM
8	I live 100 ft from the city limits	6/4/2026 1:28 PM
9	I live in Wimberley	6/1/2026 5:06 PM
10	My home is on the border of Kyle and San Marcos. We are zoned for Hays CISD but we have a San Marcos address.	5/28/2026 2:54 PM
11	Outside city but work in Austin	5/15/2026 3:30 PM
12	Technically San Marcos but Kyle stores are 10 min away vs 15 min away in San Marcos's	5/14/2026 7:26 PM

Kyle Housing Assessment Community Survey

13	Live in ETJ	5/12/2026 7:38 PM
14	Lived in Kyle for 8 years, recently moved to ETJ Waterstone side.	5/12/2026 7:30 PM
15	I do live in Kyle	5/12/2026 6:44 PM

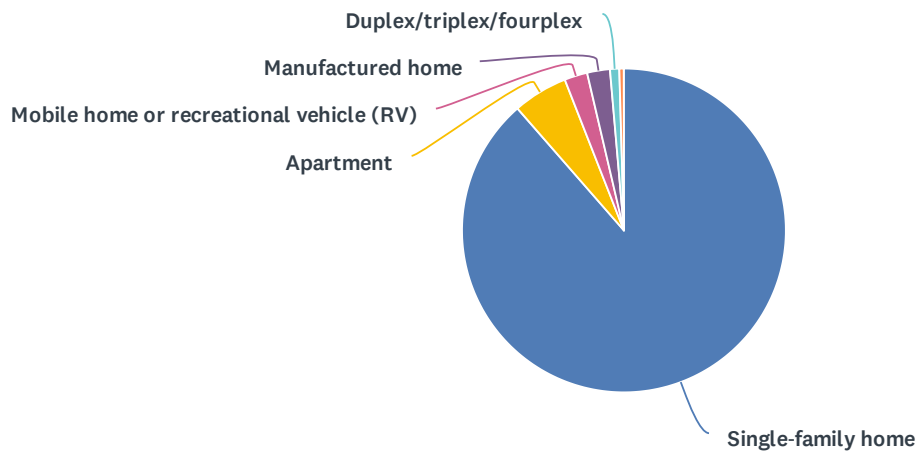
Q4 What is your reason for not living in Kyle?

Answered: 21 Skipped: 205

#	RESPONSES	DATE
1	Work in San Marcos, and own a home in the county.	6/5/2026 4:25 PM
2	N/A	6/4/2026 9:28 PM
3	I want to be closer to Austin to have less traffic so I live I Buda because I work in downtown Austin. But most of my friends live in kyle	6/4/2026 8:04 PM
4	Job	6/4/2026 7:46 PM
5	We live in Niederwald	6/4/2026 6:28 PM
6	I live in an ETJ	6/4/2026 4:00 PM
7	Couldn't find a house in the city limits	6/4/2026 3:56 PM
8	When I first moved here, I was under the impression I lived in the city limits of Kyle. The builder didn't ever mention we were in the ETJ. I didn't find out until we started dealing with the obscene water rates.	6/4/2026 2:24 PM
9	I don't wanna be apart of a city that has a mass surveillance system (flock), were the CEO of the company is looks at 12 year girls through cctv cameras connected to the companies system at a middle school gym. Since they support flock the support Pedophilia. On top of that because of the flock system there's an increase risk of being wrongfully arrested and since arrest show up on your record and treats as convictions by most jobs. I would like to not go through that hassle and I don't wanna pay more money to people who encourage it.	6/4/2026 1:28 PM
10	I was not aware that development I was buying my house in was outside city limits. I would prefer to live in city limits.	6/4/2026 1:07 PM
11	Have never lived in Kyle. Retired and moved from Conroe, north of Houston, to Wimberley.	6/1/2026 5:06 PM
12	No reason, just moved to the house we could afford.	5/28/2026 2:54 PM
13	The type of housing stock I am interested in is limited and often not in locations that make sense.	5/20/2026 5:27 PM
14	I want to get out. Way too expensive since the city does not know how to budget and water is just crazy	5/15/2026 3:30 PM
15	Homes under 300k weren't available when we purchased	5/14/2026 7:26 PM
16	Too expensive	5/13/2026 11:15 AM
17	Moved out of City Limits in 2005 due to over building then!! It's out of control now, and we have been sucked into the ETJ against our will!	5/12/2026 7:38 PM
18	I did, and was tricked to thinking I bought my new home in Kyle, but were outcast now in an ETJ.	5/12/2026 7:30 PM
19	Should be we aren't gonna be able to pay for our water bills	5/12/2026 6:44 PM
20	Housing prices and utilities are extremely high.	5/12/2026 6:39 PM
21	Housing costs	5/6/2026 10:43 AM

Q5 219 responses

What type of home do you currently live in?



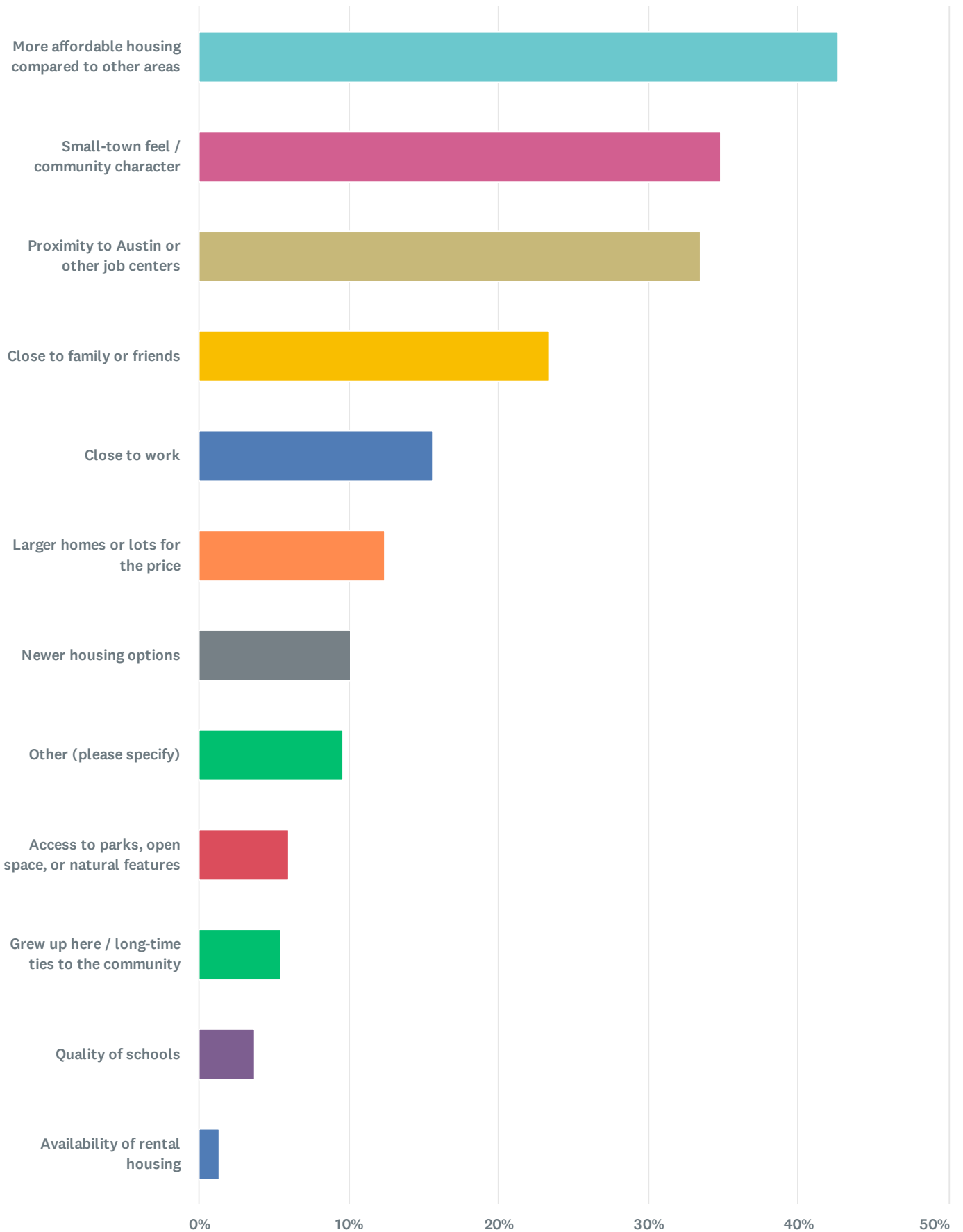
Answer Choices	Percentage	Responses
● Single-family home	88.58%	194
● Apartment	5.48%	12
● Mobile home or recreational vehicle (RV)	2.28%	5
● Manufactured home	2.28%	5
● Duplex/triplex/fourplex	0.91%	2
● Townhome	0.46%	1
● Other (please specify)	0%	0
● Senior or group home	0%	0
● Accessory dwelling unit (ADU e.g. garage apartments, backyard cottages)	0%	0
Total		219

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	













Q6 218 responses

What are the main reasons you chose to live in Kyle? (Select up to three)

Kyle Housing Assessment Community Survey



Kyle Housing Assessment Community Survey

Answer Choices	Percentage	Responses
 More affordable housing compared to other areas	42.66%	93
 Small-town feel / community character	34.86%	76
 Proximity to Austin or other job centers	33.49%	73
 Close to family or friends	23.39%	51
 Close to work	15.60%	34
 Larger homes or lots for the price	12.39%	27
 Newer housing options	10.09%	22
 Other (please specify)	9.63%	21
 Access to parks, open space, or natural features	5.96%	13
 Grew up here / long-time ties to the community	5.50%	12
 Quality of schools	3.67%	8
 Availability of rental housing	1.38%	3
Total		433

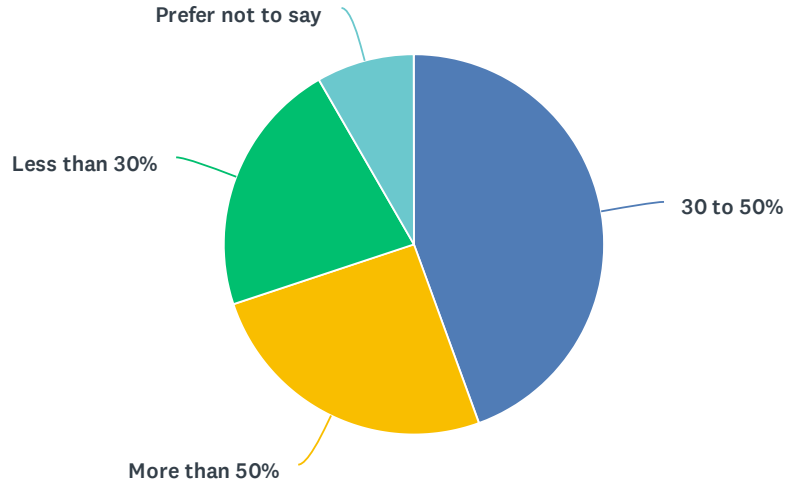
#	OTHER (PLEASE SPECIFY)	DATE
1	Ready to move because this town has down into the dumps. Water is stupid expensive, the roads suck, and it's chain restaurants everywhere. The city doesn't care about the people or what we want and have been asking for (parks, updated downtown, mom & pop restaurants, walking trails!)	6/7/2026 12:14 PM
2	Older city with many new options and no homeless at every corner; clean, nice looking and safe city.	6/7/2026 12:00 PM
3	Texas State Alumni and enjoyed the area	6/6/2026 8:28 AM
4	I do not reside here	6/5/2026 4:26 PM
5	To get away from Austin traffic	6/5/2026 7:22 AM
6	NA	6/5/2026 12:46 AM
7	Jokes on me! I moved here because I needed a place more affordable than Austin. It is now literally MORE EXPENSIVE to live in Kyle than it was to live in Austin. There was NO OTHER reason to move here. This town has zero character, unlike Buda or New Braunfels.	6/4/2026 10:15 PM
8	Only house option we could get approved into	6/4/2026 5:17 PM
9	Moved here for the small town 16 years ago and proximity to the rivers.. That's gone. Stop building please!!! Fix up what we already have.	6/4/2026 3:47 PM
10	I 35 construction	6/4/2026 2:39 PM

Kyle Housing Assessment Community Survey

11	Close to work	6/4/2026 2:33 PM
12	These answers were why I moved 20 years ago... not anymore	6/4/2026 2:09 PM
13	At the time, it was because of the small town feel. Now, it's too big and we want to leave	6/4/2026 1:03 PM
14	Stop building homes	6/4/2026 12:49 PM
15	NA	6/1/2026 5:06 PM
16	It was because it Austin was too expensive. Now Kyle living is the same in cost now since the city did not plan appropriate	5/15/2026 3:31 PM
17	Market at time	5/13/2026 12:59 PM
18	I dont live in Kyle	5/13/2026 11:16 AM
19	Made a mistake moving here.	5/12/2026 7:53 PM
20	When we did live in the city limits, it was for school district and small town.	5/12/2026 7:39 PM
21	I do not live in Kyle	5/6/2026 10:43 AM

Q7 216 responses

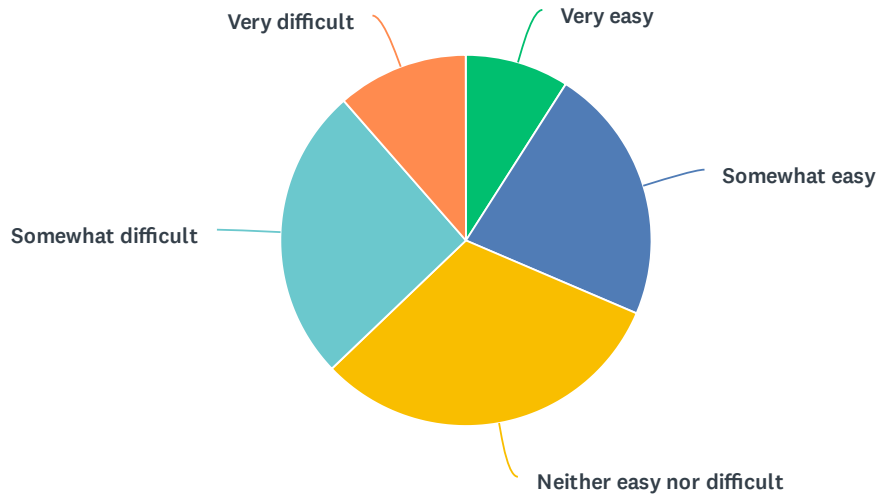
Approximately what percentage of your household income goes toward housing costs (including rent, mortgage, insurance, property taxes, fees and utilities)?



Answer Choices	Percentage	Responses
● 30 to 50%	44.44%	96
● More than 50%	25.46%	55
● Less than 30%	21.76%	47
● Prefer not to say	8.33%	18
Total		216

Q8 210 responses

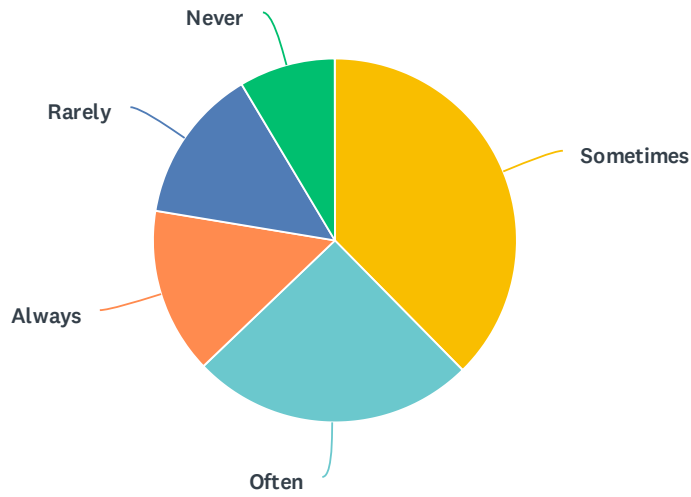
How easy or difficult is it to find housing in Kyle that meets your needs?



Answer Choices	Percentage	Responses
● Very easy	9.05%	19
● Somewhat easy	22.38%	47
● Neither easy nor difficult	31.43%	66
● Somewhat difficult	25.71%	54
● Very difficult	11.43%	24
Total		210

Q9 210 responses

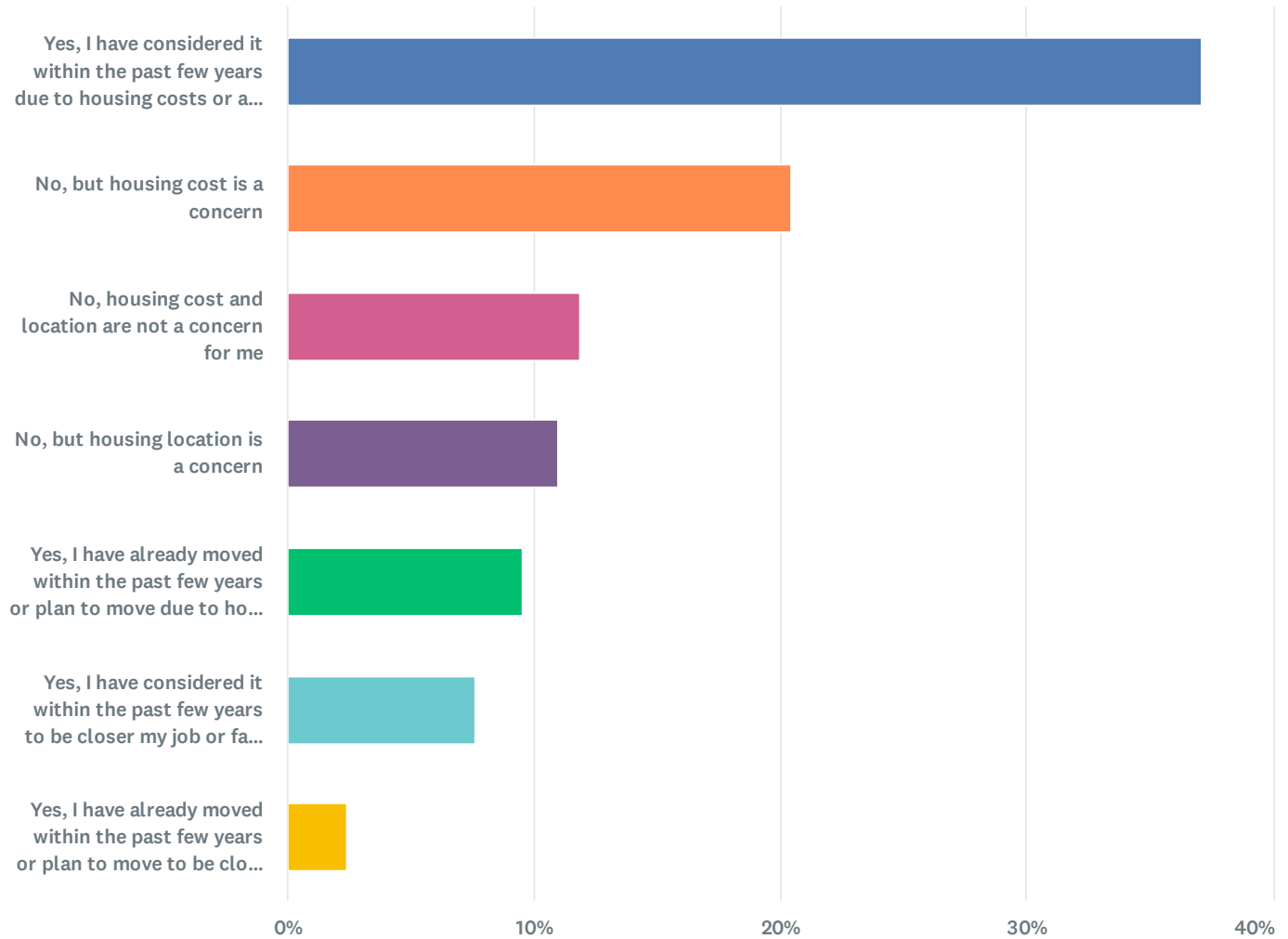
How often do housing costs cause financial stress for your household?



Answer Choices	Percentage	Responses
● Sometimes	37.62%	79
● Often	25.24%	53
● Always	14.76%	31
● Rarely	13.81%	29
● Never	8.57%	18
Total		210




Q10 210 responses

Have you considered moving out of Kyle due to housing costs, availability, or other factors?



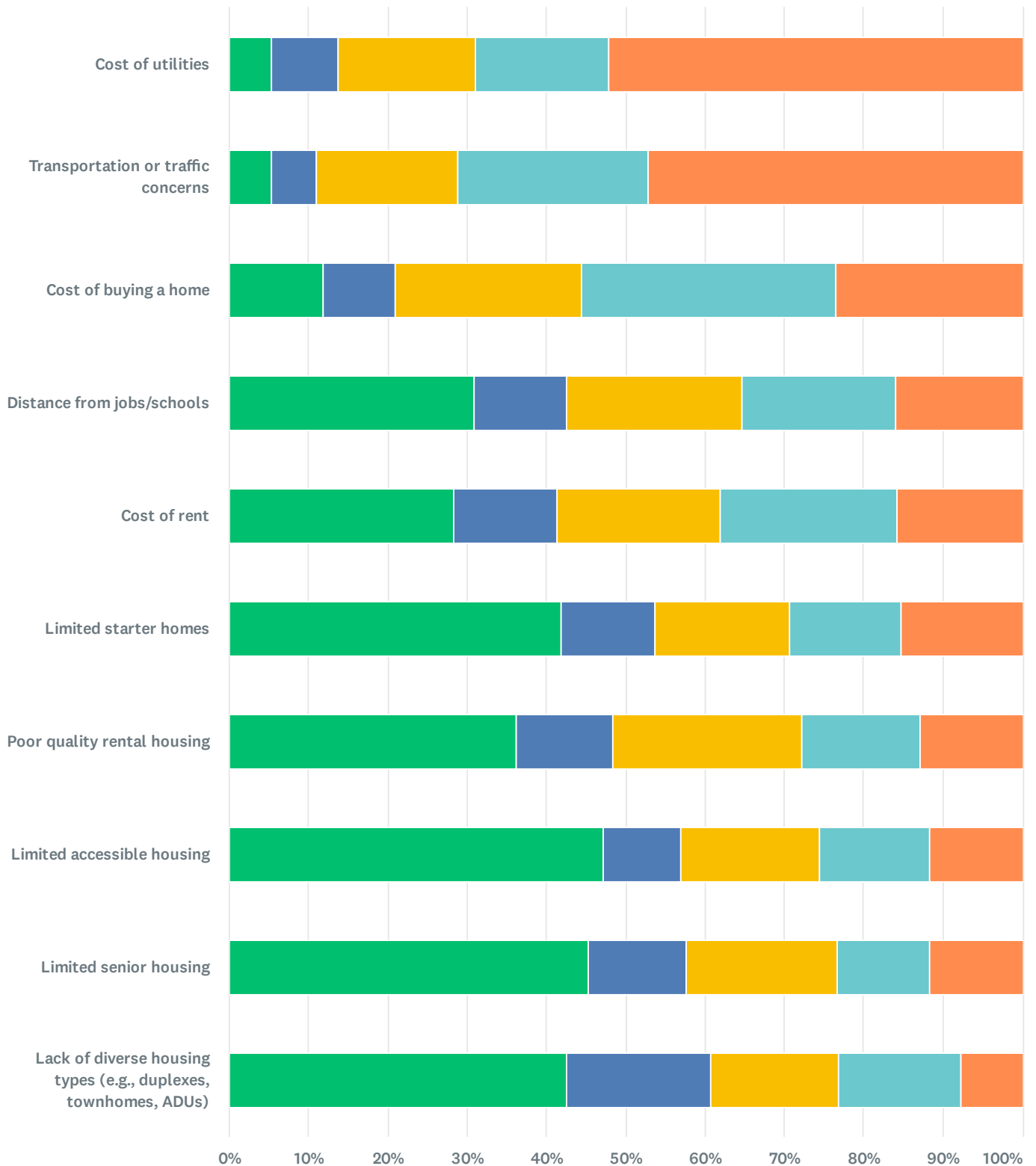
Answer Choices	Percentage	Responses
<input checked="" type="radio"/> Yes, I have considered it within the past few years due to housing costs or availability	37.14%	78
<input type="radio"/> No, but housing cost is a concern	20.48%	43
<input type="radio"/> No, housing cost and location are not a concern for me	11.90%	25
<input type="radio"/> No, but housing location is a concern	10.95%	23
Total		210

Kyle Housing Assessment Community Survey


Answer Choices	Percentage	Responses
 Yes, I have already moved within the past few years or plan to move due to housing costs or availability	9.52%	20
 Yes, I have considered it within the past few years to be closer my job or family	7.62%	16
 Yes, I have already moved within the past few years or plan to move to be closer to my job or family	2.38%	5
Total		210


Q11 194 responses

How much of a challenge are the following issues for you, or people you know, when accessing housing in Kyle?




Kyle Housing Assessment Community Survey






 Not a challenge

 Minor challenge

 Moderate challenge

 Significant challenge

 Major challenge

	 Not a challenge	 Minor challenge	 Moderate challenge	 Significant challenge	 Major challenge	Total
Cost of utilities	5.26% 10	8.42% 16	17.37% 33	16.84% 32	52.11% 99	190
Transportation or traffic concerns	5.24% 10	5.76% 11	17.80% 34	24.08% 46	47.12% 90	191
Cost of buying a home	11.76% 22	9.09% 17	23.53% 44	32.09% 60	23.53% 44	187
Distance from jobs/schools	30.94% 56	11.60% 21	22.10% 40	19.34% 35	16.02% 29	181
Cost of rent	28.26% 52	13.04% 24	20.65% 38	22.28% 41	15.76% 29	184
Limited starter homes	41.81% 74	11.86% 21	16.95% 30	14.12% 25	15.25% 27	177
Poor quality rental housing	36.11% 65	12.22% 22	23.89% 43	15.00% 27	12.78% 23	180
Limited accessible housing	47.09% 81	9.88% 17	17.44% 30	13.95% 24	11.63% 20	172
Limited senior housing	45.35% 78	12.21% 21	19.19% 33	11.63% 20	11.63% 20	172
Lack of diverse housing types (e.g., duplexes, townhomes, ADUs)	42.54% 77	18.23% 33	16.02% 29	15.47% 28	7.73% 14	181
						1815

Q12 What other housing challenges are faced by Kyle residents?

Answered: 122 Skipped: 104

#	RESPONSES	DATE
1	Water supply and reliability	6/7/2026 6:22 PM
2	Water issues, drought, water smells bad, we buy bottled water instead to drinking purpose, should be offered something for zero landscape options, traffic is really bad. Water price went up extremely.	6/6/2026 5:25 PM
3	Water outside city limits is unbalanced at best. With already paying the PUD in our property taxes, it feels like a penalty. Kyle is trying to grow and you are directly effecting that by those charges.	6/6/2026 9:24 AM
4	Lack of infrastructure and long term planning. Roads are full of pot holes and often there is 1 road in and out of an area that gets backed up with traffic or blocked by trains.	6/6/2026 8:31 AM
5	There are too many new build houses. The market feels impossible to sell in if you are an older home. The quality of the new houses are awful!	6/6/2026 8:12 AM
6	Property values decreasing because people do not maintain their property. People letting their dogs crap everywhere and not cleaning up. Yards and home exteriors neglected. We will move as soon as we are able but are disgusted with neighborhood esthetics and lack of respect to other property owners.	6/6/2026 8:07 AM
7	Too many apartments attracting transient populations instead of building community, character, and promoting citizen engagement; lack of infrastructure to serve existing homes; destruction of open natural space; complete disregard for quality of life of existing residents; no effort to preserve historic or community identity.	6/6/2026 6:58 AM
8	Housing prices are down in Austin, traffic on I-35 is a nightmare & fuel prices are up. At some point I feel new transplants may decide it's worth buying a smaller home in Austin in order to save 2 hours of daily commute time & the cost of fuel. If the tide turns & moving to Kyle is no longer an attractive option, our home prices will continue to fall along with property tax evaluations and newly built homes will sit empty. I hope I'm wrong.	6/6/2026 1:05 AM
9	The roads here are clearly an afterthought. Quit building houses and apartments before upgrading or overhauling the roads. The infrastructure needs to be in place before you keep attracting more people here.	6/5/2026 7:45 PM
10	Too much traffic. Not enough police out giving tickets to those causing the problem. Too many people in this town. No more building houses or apartments this is too many people for this so called small town. That doesn't have sufficient roads for all these cars. Make sure the drivers drive the correct speed limit. They drive 10 to 20 mph slower and race through the school zones. There also should be a light for the kids to cross the street from Lehman highschool. So many kids wait for traffic to stop. It's a hazard for them.	6/5/2026 7:16 PM
11	All these houses that are getting built are being bought by rental companies to turn into rental homes that are overpriced. All of Kyle is one big rental community and people can't bring competitive against large rental companies	6/5/2026 4:39 PM
12	Water costs, growth too fast- causing traffic at key points. Losing its small town feel- don't make it a suburb of Austin and invite crime	6/5/2026 1:02 PM
13	We moved here for the serenity of the suburbs. Now we are surrounded and constantly in traffic jams. Also, there are way too many big construction machinery going up and down in front of our home.	6/5/2026 12:28 PM
14	Too expensive and expensive taxes on homes. Just bought a home a year ago and my mortgage went from 1800 to 2300. Planning on selling in the next few years and moving back to an apartment.	6/5/2026 11:34 AM
15	Lack of water due to over building vs supply.	6/5/2026 9:50 AM

Kyle Housing Assessment Community Survey

16	Lot sizes are small	6/5/2026 8:55 AM
17	The city has to address the infrastructure before anything is built.	6/5/2026 8:48 AM
18	Schools being so poor. No one wants their kids in schools around here. Most friends drive out dripping springs or wimberly	6/5/2026 7:35 AM
19	Duh, water. Stop building, our utilities and infrastructure can't support it we don't need more people, we need to focus on caring for those who are already here.	6/5/2026 7:04 AM
20	That houses and retail keep building but sustainable water in the future is in jepardy	6/5/2026 1:30 AM
21	STOP BUILDING WAY TO MUCH PEOPLE LIVING IN KYLE	6/5/2026 12:50 AM
22	Only one main cable company (Spectrum), water rates that increased by 77% in ETJ areas, unstable soil conditions and or poor quality construction resulting in foundation issues even in newly built homes, poor road coneditions, annual need to appeal property value assessments for taxes, and increase in growth without sufficient infrastructure to support necessary roads, water, and electric utilities.	6/5/2026 12:28 AM
23	The MAJOR challenge shared by everyone in my neighborhood is we are paying LITERALLY 3-4 times the price of water that any of us were paying in the cities we moved from. NO ONE expected to have a MINIMUM water bill of \$145 before a drop of water left the faucet. Additionally, while the state provided property tax relief, Kyle mitigated 100% of that by raising our property taxes, so we saw no actual relief. Last, but not least, all of these things have put us in such a bad position that those trying to sell their homes and move cannot get them sold. WE ARE TRAPPED IN A HELL HOLE.	6/4/2026 10:19 PM
24	Roads and traffic	6/4/2026 9:55 PM
25	Lot sizes (smaller yards and smaller garages), high property taxes couples with PID/MUD assessments, HOAs with limited to no amenities offered, new builds strong arming buyers because they have negotiation power to do so	6/4/2026 9:31 PM
26	traffic, city expansion planning, zoning	6/4/2026 8:33 PM
27	Politics. Out city goverment	6/4/2026 8:12 PM
28	Corporations buying houses and making them rental properties.	6/4/2026 7:59 PM
29	the damn water bill	6/4/2026 7:43 PM
30	Home repair (foundation specifically) Street conditions Availability of water. Less new construction and NO data centers	6/4/2026 7:08 PM
31	Extremely high water bills	6/4/2026 7:07 PM
32	The subdivisions seem so disconnected from the community.	6/4/2026 7:04 PM
33	Property taxes keep rising and have become not affordable. And too hard to sell house due to declining value	6/4/2026 6:59 PM
34	Cost of water for outside city limits is unreasonable. Especially when we are required to maintain a certain level of front yard by HOA and the city.	6/4/2026 6:57 PM
35	Another reason I am leaving is because of how ugly kyle politics is. The current mayor and her buddy goza are awful people.	6/4/2026 6:32 PM
36	too much traffic not enough roads. Water bills goin up and being in water restriction levels all the time. Too many subdivisions and apartments I think it would be great if they could focus in other things for example I don't know if yall have anything to do with this but for example have teenagers in collage ACC. and most classes aren't offer here they have to travel all the way to high land so helping expand ACC more so they could offer more than just basic classes would be great.	6/4/2026 6:27 PM
37	Building far too many new homes and it drives our house's worth down significantly.	6/4/2026 6:14 PM
38	concern for lack of water, growing too quickly, not enough infrastructure to support what is already here	6/4/2026 6:08 PM
39	Water hike to 77% for people in the ETJ. Basically being charged 3 time. MUD, then the min	6/4/2026 5:56 PM

Kyle Housing Assessment Community Survey

usage amount on the bill plus the actual water used. If a household uses less the minimum amount then charge the minimum. If they use more then charge the actual. Instead y'all are triple dipping into the citizens

40	Build more retail, grocery stores, improve the roads. Stop building houses and apartments that the city can't keep up with.	6/4/2026 6:00 PM
41	The city is becoming very crowded	6/4/2026 5:51 PM
42	The increase in water, it ridiculous..	6/4/2026 5:51 PM
43	Utilities, WATER, roadways and bottlenecks of them especially during traffic. Need wider roads with more thoughtful planning so there's not bottlenecks around the city during traffic time.	6/4/2026 5:26 PM
44	Too many houses where there are only 2 lanes. Traffic gets backed up and there are no other options or back roads to go through	6/4/2026 5:18 PM
45	Lack of things to do. I'm moving because my wife and I have to leave Kyle when we want to go out.	6/4/2026 5:08 PM
46	The amount of businesses coming to Kyle has far exceeded what this community was founded on. It is ridiculous the traffic it is apparent to most residents here are not happy with the accessible building on every square inch of property here. It's gotta stop	6/4/2026 5:03 PM
47	The increase to stay in Kyle especially for seniors. Many I know cannot afford to live here any more.	6/4/2026 4:26 PM
48	Lack of water. Costs of utilities	6/4/2026 4:38 PM
49	Water cost high, Not good school esp. on th other side of I35. Whatever is being built is on the west side of I-35. North is always neglected	6/4/2026 4:31 PM
50	Water and road infrastructure. Im in HTK and some days it takes 20 minutes to get the two miles to Hays HS.	6/4/2026 4:25 PM
51	HOA regulations in direct conflict with water restriction during drought	6/4/2026 4:17 PM
52	Utilities	6/4/2026 4:07 PM
53	Water costs	6/4/2026 4:12 PM
54	Utilities, especially water, are greatly increasing due to overdevelopment. Constant water restrictions yet 1000s of homes are still being built without the infrastructure needed to support them. Not to mention the traffic.	6/4/2026 3:50 PM
55	Roads not being fixed but more homes being built. The traffic is getting as congested as Austin. Water bill has increased so much.	6/4/2026 3:59 PM
56	Too many apartments.	6/4/2026 3:49 PM
57	I'm worried about the cost of electric and water skyrocketing. We also have a landlord who doesn't care about maintaining our home until problems are extreme (we dealt with a hole in our roof and rat infestation in our home near Steeplechase for over a year- the owner is located in California and didn't care about our quality of life until it became a legal issue). We pay nearly \$2000/month for a three bedroom but feel like we're living in poverty. We love Kyle but there are no affordable homes for us to buy so that we can get out of our rental situation, even with a household income of \$140k/year. We work in Austin and have limited options. Thank you for doing this survey!	6/4/2026 3:42 PM
58	Water bills are outrageous.	6/4/2026 3:31 PM
59	The most immediate need is to give relief to the ETJ residents regarding the water bill. It should be immediate even if it's temporary. Then continue to find a permanent solution. Their houses aren't selling which effects the value of my house. Also, Kyle is getting known as the town without water, also hurting all housing in Kyle. I hope you do not build more but fix the water issue and let current development sell their inventory before approving more.	6/4/2026 3:32 PM
60	Continuing to build with current water supply challenges is unsustainable.	6/4/2026 3:02 PM
61	Poor quality homes for extremely high prices, HOAS taking over every community & adding more pressure to families, cost of utilities, constant rise in taxes, mortgage prices, lack of	6/4/2026 3:04 PM

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newer public schools that are clean (mold problems, plumbing issues etc) lack of bus transportation for students just out of the bus zone, severe traffic delays during the school year no matter which route you take into Austin (too many people not enough road)

62	Water, roads and high property taxes.	6/4/2026 3:13 PM
63	We need a moratorium on building any more. The infrastructure doesn't keep up with the number of new builds.	6/4/2026 2:48 PM
64	The rising cost of utilities is one of my top concerns.	6/4/2026 2:51 PM
65	Too much new housing! My investment in my home is down 25%	6/4/2026 2:56 PM
66	Access to sufficient roads.	6/4/2026 2:50 PM
67	The cost of water in and out of the city limits is almost criminal. Our water usage last month totaled to \$54... we paid \$225.	6/4/2026 2:50 PM
68	Building to many of them no point in building more Kyle is full for now	6/4/2026 2:38 PM
69	None	6/4/2026 2:28 PM
70	The tax rate in this county is INSANE. It made sense 15-20 years ago when 30 people lived here, but the tax rate didn't go down when people moved in and housing cost went up. You're pushing your own community out. Congratulations. And I didn't even mention the water. You know. The think families need to survive.	6/4/2026 2:13 PM
71	Too many residents and lack of infrastructure	6/4/2026 2:12 PM
72	The city has really gone too far with the water rates. I own a home that is currently vacant. Last month the bill was almost \$140 and we used 100 gal of water and no trash. Unreal. That's more than 10% of the homes base mortgage before HOA and any other utilities. It's out of touch	6/4/2026 2:02 PM
73	Cost of utilities and the lack of quality infrastructure. Stop building new construction projects with no roads to support them.	6/4/2026 1:49 PM
74	Water bills are insane - particularly in ETJ. Meanwhile the city seems to think it can ignore legal water rate agreements with developers of 6Creeks and overcharge in spite of these agreements. Water rates are killing Kyle as a place to want to live. Kyle has killed real estate in 6Creeks and other developments.	6/4/2026 1:58 PM
75	M most of the challenges I see in the city of Kyle I see in the city of Kyle is not necessarily the location or ability to find a home it's the numerous apartments which degrades the area and limits the amount of taxations the schools can leverage not to mention housing that has 1500 units will have 1500 cars and our infrastructure for traffic is not built for that whereas a community with 1500 units has streets that will spread out allowing for 1500 cars there's a huge difference between four apartment complexes right next to each other and three community right next to each other all y'all allowing all of the apartments to be billed is causing us heartache and frankly many of us want to leave not to mention the small town feel that used to be part of Kyle has gone away you can't get up and down Center Street without an hour's drive you can't get to HEB from one of the smaller communities without an hour's backup it's not cool and you guys have really screwed Kyle up	6/4/2026 1:51 PM
76	Cost of water. Cost of property taxes.	6/4/2026 1:50 PM
77	Flock cameras	6/4/2026 1:31 PM
78	Restricted yards, no transportation, houses extremely close to each others, only new constructions, all houses are alike, no personalities, capital of fast food and new constructions. Kyle has no soul.	6/4/2026 1:17 PM
79	Almost impossible for someone who pays child support or makes a low income.	6/4/2026 1:24 PM
80	Taxes	6/4/2026 1:24 PM
81	PRICE IF WATER UP 70 percent!!!	6/4/2026 1:16 PM
82	Affordability and rising taxes	6/4/2026 1:22 PM
83	Quite the opposite honestly. All the housing is the same. Built by dr Horton or lennar. There are	6/4/2026 1:13 PM

Kyle Housing Assessment Community Survey

very few nice options available to residents. Kyle is turning into strictly an affordability city with no other options to offer. Do we only want to provide affordable options? You can buy a house in Kyle for \$200-225k brand new. I think we have plenty affordable options. Let's focus on some higher end features and amenities

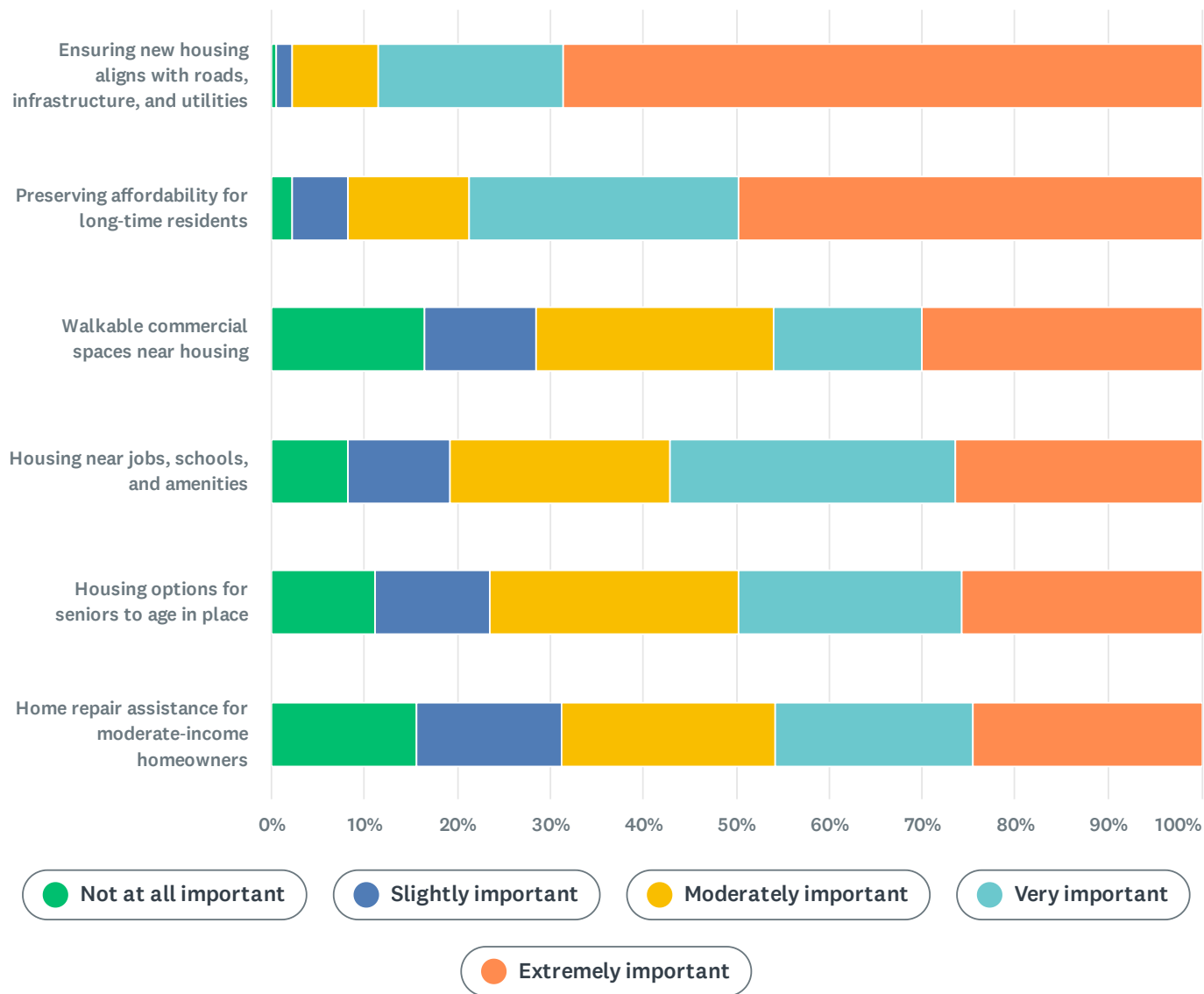
84	No sidewalks on the east side, sinking roads and driveways, no traffic control to alleviate traffic	6/4/2026 1:10 PM
85	Water bill and overcrowding with too many new developments	6/4/2026 1:04 PM
86	The City is allowing communities to be built while the roads are sadly not functional enough	6/4/2026 1:05 PM
87	I moved from Buda to Kyle. Buda was closer to my job, has a cuter down town, more to do and my neighborhood was nicer, however houses were a little cheaper down the road so ended up in Kyle when we decided to buy a second home and rent out our first	6/4/2026 12:56 PM
88	Road quality; water costs, taxes, pricing increases while earnings do not increase or even decrease	6/4/2026 12:51 PM
89	Rising cost of utilities especially water	6/4/2026 12:51 PM
90	You're building too many neighborhoods and apartments	6/4/2026 12:50 PM
91	Affordability	5/29/2026 11:16 AM
92	rising utility costs and tax burden	5/28/2026 4:21 PM
93	I am fortunate but provide rooms for friends who are less fortunate.	5/28/2026 3:28 PM
94	Although all of these are not personally a challenge for me and my family, I can say that through my work in the housing space in Hays county all of these areas are a significant challenge for many residents.	5/28/2026 2:59 PM
95	To many residents are renters and the owners do not check up on their renters. Lawns are unkept and fences are falling over	5/26/2026 3:05 PM
96	Odd or unclear leading agreements and poor management employees/companies. STOP LETTING PEOPLE WHO DONT LIVE HERE BUY UP ALL THE BUSINESSES AND HOUSING!!!	5/24/2026 2:51 PM
97	Water and waste water is crazy and ripping off the public and is hurting daily lives of the public	5/15/2026 3:37 PM
98	Property tax. Everyone that we know live in trailer houses to reduce their taxes. Which is horrible because they are not built to last, and they devalue.	5/15/2026 12:43 AM
99	mainly affordability	5/13/2026 3:32 PM
100	Low income housing	5/13/2026 1:01 PM
101	The amount of noise pollution has increased significantly.	5/13/2026 10:43 AM
102	Needs condo	5/13/2026 8:54 AM
103	Unfortunately Kyle lacks quality residential development with a variety of home types. Generally we only seem to produce single family tract homes or large apartments. There is not good mixing of housing types in our community and we have limited options for when family circumstances change. Buying a home for my aging parent (who does not need a large yard or house) and finding quality rentals for my college aged kids in Kyle has been a challenge. Additionally, having to drive everywhere on crowded state roads is rough. I wish we had more mixing of housing types and integration of retail into housing areas instead of strip centers that serve all of our dispersed neighborhoods. Finally, even though I usually work from home, commuting in on occasion takes about three hours of productivity from my day. The failure of regional governments to develop a regional transportation system like commuter rail or transit is very disappointing.	5/13/2026 8:25 AM
104	Cost of water for those in Anthem and Six Creeks	5/13/2026 7:20 AM
105	High property MUD taxes, high water cost due to recent 77% increase in my community (crosswinds) that's made many consider moving out of Kyle.	5/12/2026 10:25 PM
106	Too many HOA, so many people do not want to buy one. I refused to have had almost zero options	5/12/2026 9:19 PM

Kyle Housing Assessment Community Survey

107	Road conditions and traffic	5/12/2026 9:12 PM
108	The new constructions being built too fast, so they're facing a ton of problems right away.	5/12/2026 8:38 PM
109	I wish I were located closer to trails for running and biking.	5/12/2026 8:53 PM
110	Lack of roads that can handle traffic levels. It's a huge ordeal to even leave your home to get food and return. It is pointless living somewhere when you can't enjoy leaving your home	5/12/2026 8:56 PM
111	It's hard to upgrade and buy a bigger home when prices keep soring. I also am over all the cookie cutter sub divisions. I want communities with character not the suburbs.	5/12/2026 8:04 PM
112	Water costs is a major issue and challenge.	5/12/2026 7:47 PM
113	High water bill	5/12/2026 7:53 PM
114	COST OF WATER, IF IT IS AVAILABLE!	5/12/2026 7:42 PM
115	Waterstones ETJ water cost, it's pathetic.	5/12/2026 7:32 PM
116	Moving here from houston, I like living here but I noticed it's just as expensive as living in a city. Only thing positive is living close to family and Be more walkable areas.	5/12/2026 7:30 PM
117	Please make developers pay for their portion of needed infrastructure cost. Also, stop allowing developers to make streets so narrow. This is a huge safety issue for everyone in most of the newer communities.	5/12/2026 7:30 PM
118	Isolated neighborhoods	5/12/2026 7:21 PM
119	property taxes!!!!	5/12/2026 7:15 PM
120	Having increases of 70% on utilities bills	5/12/2026 6:46 PM
121	Property taxes are my main challenge	5/12/2026 6:49 PM
122	Poor quality builds, not enough mid size housing, cost of utilities is high.	5/12/2026 6:43 PM

Q13 185 responses






How important are each of the following priorities for the future of housing in Kyle?



	● Not at all important	● Slightly important	● Moderately important	● Very important	● Extremely important	Total
Ensuring new housing aligns with roads, infrastructure, and utilities	0.55% 1	1.65% 3	9.34% 17	19.78% 36	68.68% 125	182
Preserving affordability for long-time residents	2.19% 4	6.01% 11	13.11% 24	28.96% 53	49.73% 91	183

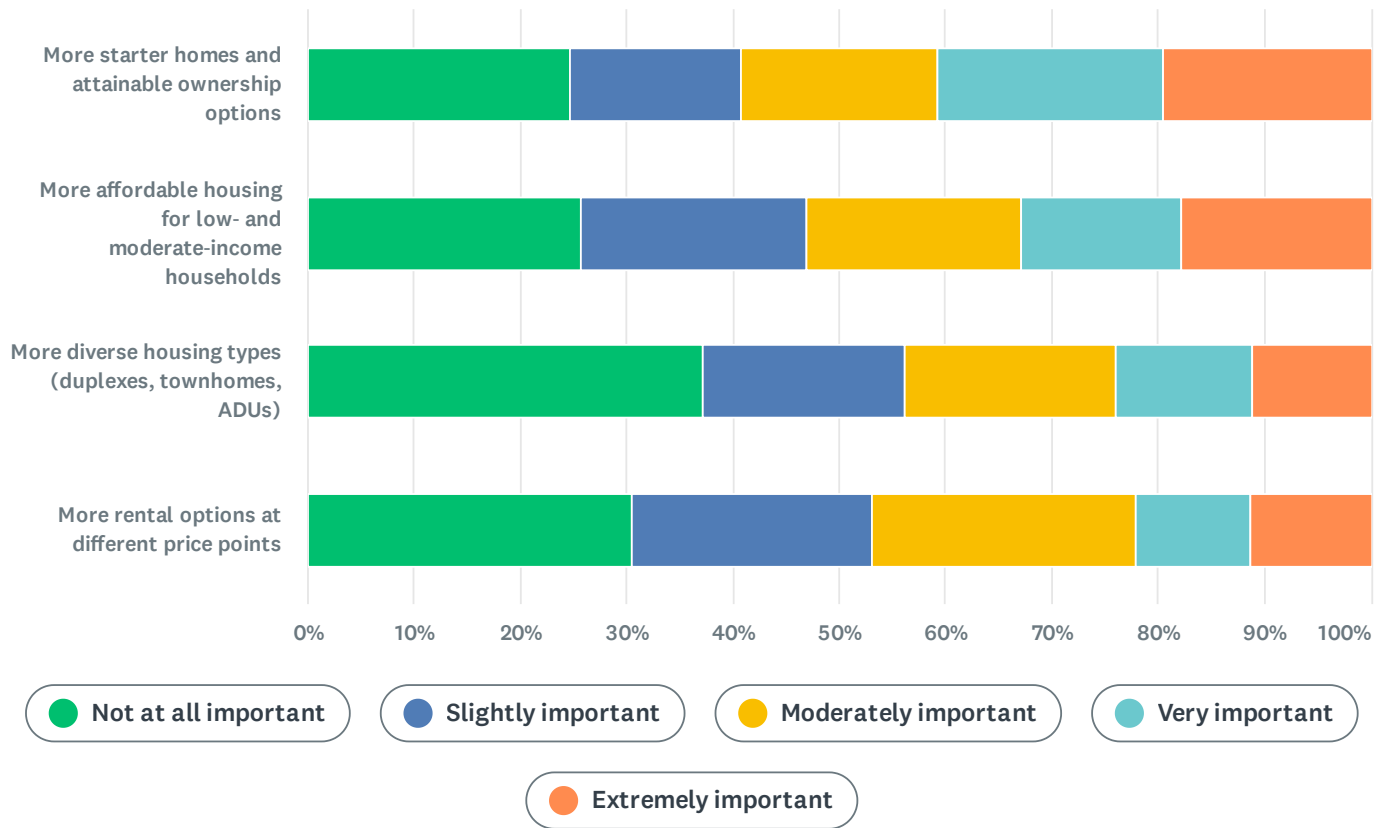
1088

Kyle Housing Assessment Community Survey

	 Not at all important	 Slightly important	 Moderately important	 Very important	 Extremely important	Total
Walkable commercial spaces near housing	16.39% 30	12.02% 22	25.68% 47	15.85% 29	30.05% 55	183
Housing near jobs, schools, and amenities	8.24% 15	10.99% 20	23.63% 43	30.77% 56	26.37% 48	182
Housing options for seniors to age in place	11.17% 20	12.29% 22	26.82% 48	24.02% 43	25.70% 46	179
Home repair assistance for moderate-income homeowners	15.64% 28	15.64% 28	22.91% 41	21.23% 38	24.58% 44	179
						1088

Q14 182 responses

How important are each of the following priorities for the future of housing in Kyle?



	● Not at all important	● Slightly important	● Moderately important	● Very important	● Extremely important	Total
More starter homes and attainable ownership options	24.58% 44	16.20% 29	18.44% 33	21.23% 38	19.55% 35	179
More affordable housing for low- and moderate-income households	25.70% 46	21.23% 38	20.11% 36	15.08% 27	17.88% 32	179
More diverse housing types (duplexes, townhomes, ADUs)	37.22% 67	18.89% 34	20.00% 36	12.78% 23	11.11% 20	180
More rental options at different price points	30.51% 54	22.60% 40	24.86% 44	10.73% 19	11.30% 20	177
						715

Q15 186 responses

As Kyle grows, what aspects of the community feel most important to protect or strengthen? (Select up to three)



Answer Choices	Percentage	Responses
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Kyle Housing Assessment Community Survey

Answer Choices	Percentage	Responses
● Housing stability for long-time residents	48.39%	90
● Transportation options	36.02%	67
● Access to parks and open space	36.02%	67
● Walkability and proximity to amenities	33.87%	63
● Neighborhood character	27.96%	52
● Other (please specify)	25.27%	47
● Schools and family-friendly amenities	24.73%	46
● Starter homes for young couples and families	18.82%	35
● Adequate affordable housing options for vulnerable residents	13.44%	25
● Senior-friendly communities	9.14%	17
Total		509

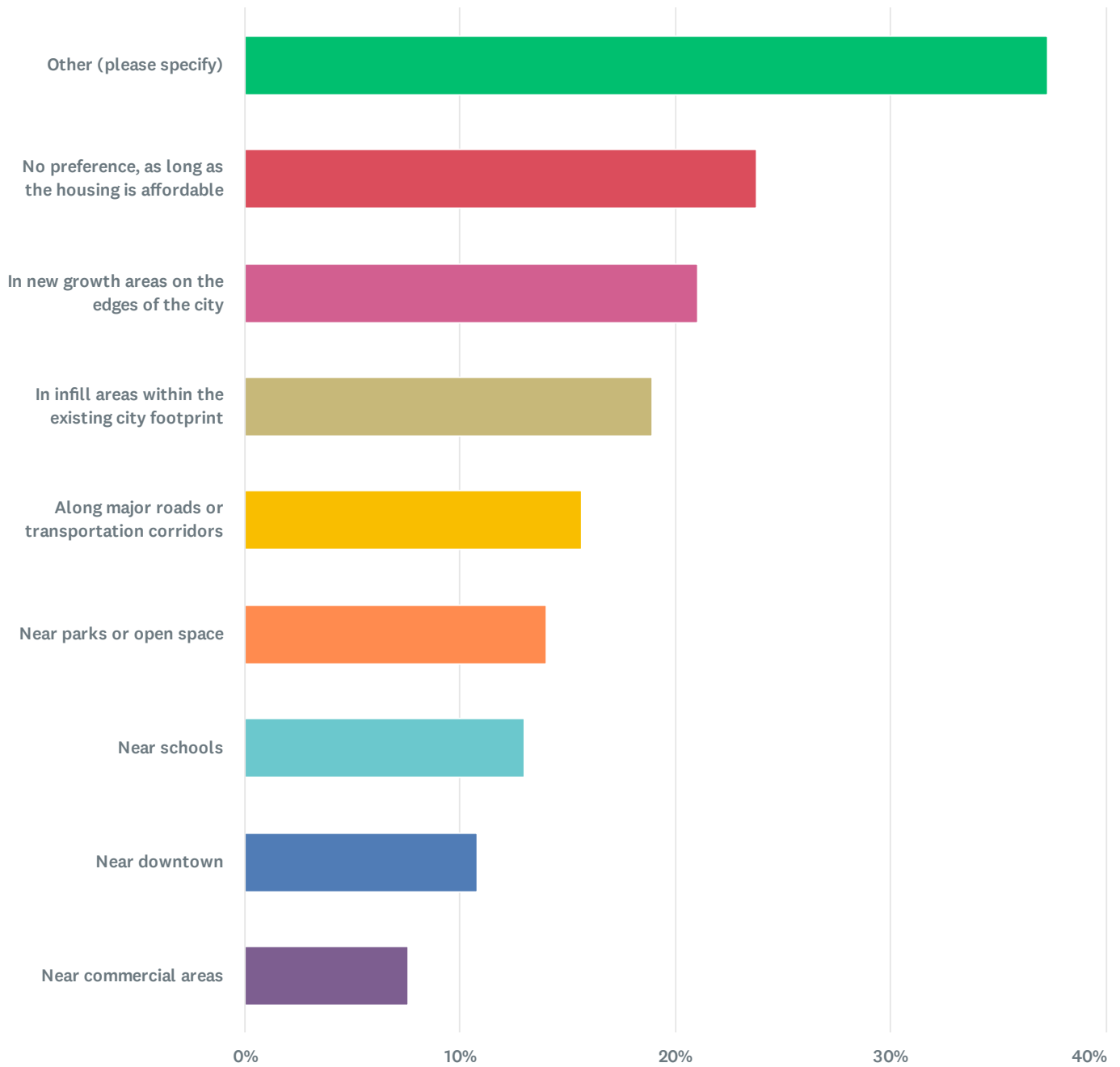
#	OTHER (PLEASE SPECIFY)	DATE
1	Cell phone tower proximity and lower water costs	6/7/2026 12:06 PM
2	More grocery stores on the south end so not everyone has to funnel up north	6/6/2026 8:34 AM
3	No more apartments and big chain retail/restaurants; encourage mom & pop revitalization	6/6/2026 7:02 AM
4	NO MORE GROWTH!!!	6/6/2026 1:07 AM
5	Stop densification-example-adding apartments for commuters from Austin.	6/5/2026 1:08 PM
6	Improve traffic flow	6/5/2026 11:30 AM
7	Water supply and less apartment complexes	6/5/2026 9:52 AM
8	Stop adding housing. Focus on utilities and infrastructure	6/5/2026 7:08 AM
9	FOCUS ON NOTHING BUT GETTING OUR PROPERTY TAXES AND WATER RATES DOWN.	6/4/2026 10:21 PM
10	Roads and infrastructure for the people you have approved to liv in all these new apps or subdivisions	6/4/2026 6:59 PM
11	New mayor and kick goza off council.	6/4/2026 6:33 PM
12	No more new homes developments	6/4/2026 6:20 PM
13	Upgrade road infrastructure to account for larger populations	6/4/2026 6:18 PM
14	WATER	6/4/2026 5:28 PM
15	Things to do. Kyle has no identity and lacks entertainment.	6/4/2026 5:10 PM
16	Road and water infrastructure	6/4/2026 4:19 PM

Kyle Housing Assessment Community Survey

17	Utilities	6/4/2026 4:09 PM
18	Small town feel, community events	6/4/2026 4:14 PM
19	Stop creating the drive thru capitol of Texas! There are NO restaurants or boutiques that draw anyone looking for other than fast food. No charm no draw to this town.	6/4/2026 4:04 PM
20	No more houses/apartments. Better to work on the cities infrastructure instead.	6/4/2026 3:56 PM
21	Stop growing. Put in green spaces and fix what is here.	6/4/2026 3:51 PM
22	Infrastructure	6/4/2026 3:15 PM
23	Please don't bring low income communities in that's just asking for crime rates to rise and trash to accumulate	6/4/2026 2:40 PM
24	To be honest, everything that has been going on since I moved here has lead me to believe none of the listed items matter. It's all funds that will be spent frivolously and do nothing productive for our "community".	6/4/2026 2:17 PM
25	Water streets safety	6/4/2026 2:15 PM
26	Completing existing projects. TIRZ 2 for example. Complete the projects that the city has already started. Even if the current elected officials didn't start them.	6/4/2026 2:05 PM
27	Lower Water rates and Low crime	6/4/2026 2:00 PM
28	Small town feel.	6/4/2026 1:52 PM
29	No crime	6/4/2026 1:47 PM
30	Getting rid of the flock cameras	6/4/2026 1:33 PM
31	Stop building homes, build ROADS	6/4/2026 1:19 PM
32	Less traffic. Stop building!!	6/4/2026 1:18 PM
33	Ease of travel & lower utilities cost	6/4/2026 1:09 PM
34	Water bill	6/4/2026 1:06 PM
35	Water shortage	6/4/2026 12:57 PM
36	Keeping utility costs down	6/4/2026 12:58 PM
37	Stopping building to improve what we already have and catch up our current lack of infrastructure	6/4/2026 12:53 PM
38	Be been road needs side walks!!	6/4/2026 12:51 PM
39	Stop building conventional subdivisions taking up all the space, not providing adequate roads, and sucking up all the water for lawns	5/20/2026 5:37 PM
40	Appreciate cost of utilities	5/15/2026 3:40 PM
41	Lower taxes so people can own their homes	5/15/2026 12:46 AM
42	Pocket retail centers. Neighborhood grocery.	5/13/2026 7:22 AM
43	Traffic mitigation	5/12/2026 8:57 PM
44	Ensuring we have the resources (water) for the amount we are developing	5/12/2026 8:05 PM
45	Being able to afford to use water at my house	5/12/2026 7:52 PM
46	Water! Accessible and affordable	5/12/2026 6:48 PM
47	Transportation for disabled	5/12/2026 6:51 PM

Q16 185 responses

Where would you prefer for new housing to be located in Kyle? (Select up to three)



Answer Choices	Percentage	Responses
● Other (please specify)	37.30%	69
● No preference, as long as the housing is affordable	23.78%	44
Total		300

Kyle Housing Assessment Community Survey

Answer Choices	Percentage	Responses
● In new growth areas on the edges of the city	21.08%	39
● In infill areas within the existing city footprint	18.92%	35
● Along major roads or transportation corridors	15.68%	29
● Near parks or open space	14.05%	26
● Near schools	12.97%	24
● Near downtown	10.81%	20
● Near commercial areas	7.57%	14
Total		300

#	OTHER (PLEASE SPECIFY)	DATE
1	We have way too many new homes being built in Kyle. We don't need more housing, we need affordability and infrastructure such as roads. The traffic congestion is way out of hand.	6/7/2026 10:25 PM
2	STOP BUILDING MORE HOMES!!! We don't have water, you dummies. Build some parks, walking trails, update our downtown-- build quality of life, not more homes	6/7/2026 12:18 PM
3	But probably this city is already full, should not take down more nature for building new homes and water issues will be worsening.	6/6/2026 5:30 PM
4	In a place where there are not 4 way stop signs to get out. This city is so crowded, there needs to be lights established to fit the pattern. I should not have to sit on a 3 mile stretch for 45 minutes going home after a long day.	6/6/2026 8:16 AM
5	No more! Preserve what little open space is left.	6/6/2026 7:03 AM
6	KYLE DOESN'T NEED MORE HOUSING!	6/6/2026 1:07 AM
7	There's enough housing in Kyle. No more needed. Give people a chance to own what's already here.	6/5/2026 7:19 PM
8	Really need to get infrastructure figured out before you build more	6/5/2026 4:41 PM
9	No more housing is needed	6/5/2026 3:28 PM
10	Give homeowners some space on their lot	6/5/2026 1:10 PM
11	I believe there is too much new building in Kyle.	6/5/2026 12:34 PM
12	I prefer no new housing.	6/5/2026 8:50 AM
13	Stop building housing. We need Infrastructure and Utilities. You don't care about the current residents you just keep adding more people you can't help.	6/5/2026 7:11 AM
14	NO MORE BUILDING	6/5/2026 12:54 AM
15	Too much growth already that is draining available infrastructure	6/5/2026 12:32 AM
16	N/a	6/4/2026 10:55 PM
17	WE DON'T NEED MORE HOUSING IN KYLE. STOP FUCKING BUILDING.	6/4/2026 10:21 PM
18	Blighted areas	6/4/2026 9:35 PM

Kyle Housing Assessment Community Survey

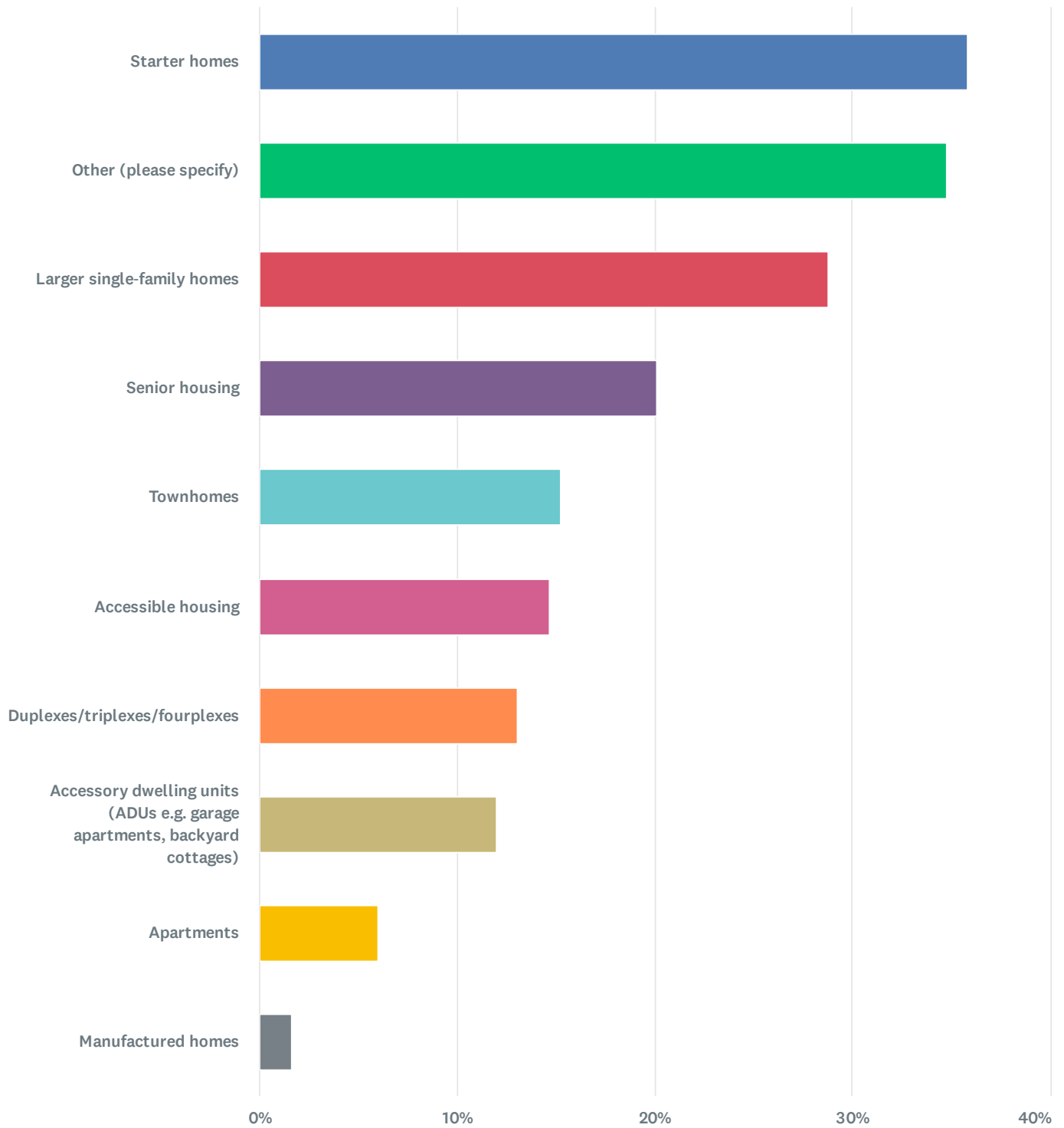
19	no more houses. its enough	6/4/2026 7:45 PM
20	Prefer no more housing	6/4/2026 7:34 PM
21	No new housing. Not enough water available	6/4/2026 7:11 PM
22	Nowhere	6/4/2026 7:12 PM
23	Would prefer a slow down until water issues are resolved	6/4/2026 6:48 PM
24	Don't build anything until you upgrade the infrastructure for it.	6/4/2026 7:00 PM
25	I would love if the city could focus on ther problems rather than building houses	6/4/2026 6:29 PM
26	None. Stop building homes.	6/4/2026 6:20 PM
27	stop building. we can't support what we have already	6/4/2026 6:10 PM
28	No more new housing. People can move somewhere else.	6/4/2026 5:53 PM
29	No more building.	6/4/2026 5:25 PM
30	STOP BUILDING. Work on infrastructure and building the community first.	6/4/2026 5:12 PM
31	No more	6/4/2026 5:05 PM
32	at this time I think all building should stop until the issue with the water can be resolved for long term, Utilities can be more affordable and pubic services such as police fire and EMS meet the ratio per population as it should for proper respond time.	6/4/2026 4:31 PM
33	No new housing!	6/4/2026 4:41 PM
34	More affordable with acre options	6/4/2026 4:15 PM
35	Stop building new houses	6/4/2026 4:06 PM
36	Stop building before having proper infrastructure, balanced budget and affordable utilities. I live in Anthem and retired seniors who bought here before the water increased have been in tears and now their homes can't sell because no one wants to pay water this expensive.	6/4/2026 4:04 PM
37	No new housing, FIX THE ROADS	6/4/2026 3:58 PM
38	Don't build new housing. Don't want it anywhere. We don't have the infrastructure and we are losing what is important. Plus are school district gets worse every year.	6/4/2026 3:54 PM
39	We live right off of I-35 and the congestion getting in and out of our neighborhood during rush hour is horrible	6/4/2026 3:44 PM
40	Nowhere. No more building until traffic and utility costs improve	6/4/2026 3:33 PM
41	Not until there is water	6/4/2026 3:33 PM
42	No more housing stop	6/4/2026 3:16 PM
43	Focus on improving existing residential areas instead of continued extreme expansion.	6/4/2026 3:05 PM
44	No new builds until other problems are resolved	6/4/2026 2:51 PM
45	NO MORE NEW HOUSING!!! Restructure what is already here!!	6/4/2026 2:52 PM
46	Stop building	6/4/2026 2:47 PM
47	We don't need me housing. The fact this question was even asked shows how much our local government is not paying attention to its own people.	6/4/2026 2:18 PM
48	NOWHERE	6/4/2026 2:16 PM
49	In existing growth areas as identified in the existing TIRZ	6/4/2026 2:06 PM
50	No new housing	6/4/2026 1:52 PM
51	No more! We have numerous existing homes for sale not to mention the hundreds of apartment buildings that are going up all around us stop building stop taxing our dollars and stop putting a strain on water	6/4/2026 1:53 PM

Kyle Housing Assessment Community Survey

52	No more building. There are too many apartments, warehouses, and homes already.	6/4/2026 1:53 PM
53	We don't need anymore housing	6/4/2026 1:42 PM
54	We don t need more housing! Enough is enough. Preserve character and green spaces.	6/4/2026 1:19 PM
55	Too many homes, we needs ROADS	6/4/2026 1:20 PM
56	Stop building!!!	6/4/2026 1:18 PM
57	Whoever made this survey - Kyle is affordable by all metrics comparative to the surrounding area	6/4/2026 1:15 PM
58	None	6/4/2026 1:09 PM
59	No new housing until roads improve and there are more grocery options	6/4/2026 1:05 PM
60	No new housing. Fix what we have	6/4/2026 12:53 PM
61	Not in kyle	6/4/2026 12:51 PM
62	No new housing	5/14/2026 7:34 PM
63	West side, east side has zero road infrastructure	5/13/2026 10:42 AM
64	No more housing till the roads are fixed please	5/12/2026 10:30 PM
65	No preference, city should let development happen freely	5/12/2026 8:55 PM
66	We have enough new builds and don't have the water or roads to support them	5/12/2026 7:52 PM
67	No where else, stop building.	5/12/2026 7:34 PM
68	no new housing until infrastructure is in place	5/12/2026 7:17 PM
69	No more new housing.	5/12/2026 6:48 PM

Q17 184 responses

Which types of housing do you think are MOST needed in Kyle? (Select up to three)



Answer Choices	Percentage	Responses
Total		335

Kyle Housing Assessment Community Survey

Answer Choices	Percentage	Responses
● Starter homes	35.87%	66
● Other (please specify)	34.78%	64
● Larger single-family homes	28.80%	53
● Senior housing	20.11%	37
● Townhomes	15.22%	28
● Accessible housing	14.67%	27
● Duplexes/triplexes/fourplexes	13.04%	24
● Accessory dwelling units (ADUs e.g. garage apartments, backyard cottages)	11.96%	22
● Apartments	5.98%	11
● Manufactured homes	1.63%	3
Total		335

#	OTHER (PLEASE SPECIFY)	DATE
1	No to more homes being built. Our water supply is dwindling and traffic is horrible all the time. And please keep data centers out of Kyle.	6/7/2026 10:26 PM
2	NONE	6/7/2026 12:18 PM
3	Houses in communities should have amenities to go with them.	6/6/2026 8:16 AM
4	Deed restricted and enforced communities that are safe.	6/6/2026 8:11 AM
5	High quality single family homes to attract residents with means to support local economies and attract citizens who are invested in our community.	6/6/2026 7:05 AM
6	KYLE DOESN'T NEED MORE HOUSING!	6/6/2026 1:07 AM
7	Actual starter homes. Not \$300K+ homes. That isn't a starter home.	6/5/2026 7:47 PM
8	None	6/5/2026 3:28 PM
9	People who own their home are invested in community. Less apartments.	6/5/2026 1:11 PM
10	I have no idea	6/5/2026 12:35 PM
11	Tiny home area	6/5/2026 9:54 AM
12	No more building.	6/5/2026 8:50 AM
13	We don't need more people. We need Infrastructure	6/5/2026 7:13 AM
14	STOP BUILDING	6/5/2026 12:55 AM
15	Nicer neighborhoods	6/4/2026 10:55 PM
16	NONE. As stated multiple times, we have houses sitting unsold. DO NOT BUILD MORE.	6/4/2026 10:22 PM

Kyle Housing Assessment Community Survey

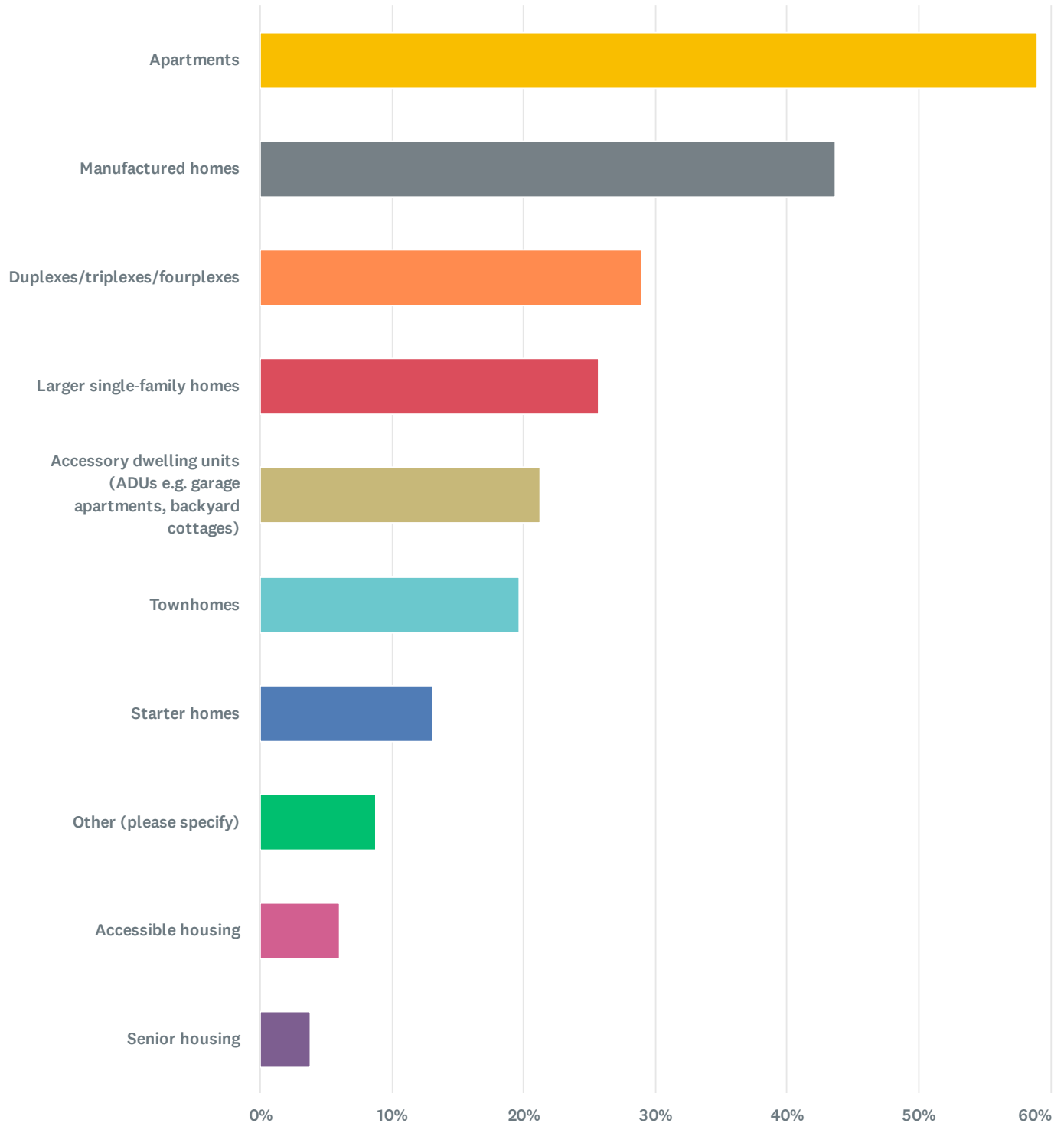
17	Master planned communities with mixed options	6/4/2026 9:37 PM
18	no more houses	6/4/2026 7:45 PM
19	No new housing	6/4/2026 7:11 PM
20	None	6/4/2026 7:13 PM
21	Water issues fixed	6/4/2026 6:49 PM
22	None. Too many new builds already.	6/4/2026 6:21 PM
23	housing for teachers and first responders	6/4/2026 6:11 PM
24	None. Stop building	6/4/2026 6:01 PM
25	None	6/4/2026 5:54 PM
26	Honestly, there's to many homes being build.	6/4/2026 5:53 PM
27	No more houses or apartments	6/4/2026 5:25 PM
28	None. STOP BUILDING!	6/4/2026 5:12 PM
29	None	6/4/2026 5:05 PM
30	No more apartments as it is ruining the look of Kyle and also adds to over population and need for more services. When we can affordable housing would be nice for families.	6/4/2026 4:32 PM
31	None	6/4/2026 4:41 PM
32	None, we do not currently have the infrastructure to support more homes.	6/4/2026 4:27 PM
33	The ones we already have	6/4/2026 4:06 PM
34	NO NEW HOMES, FIX THE ROADS	6/4/2026 3:59 PM
35	None	6/4/2026 3:54 PM
36	None	6/4/2026 3:34 PM
37	Water	6/4/2026 3:33 PM
38	No more housing	6/4/2026 3:16 PM
39	Preserving land and nature, land for local farms, NO DATA CENTERS. Protect our people that are already here.	6/4/2026 3:08 PM
40	Restructure/organize what is already here. We don't need MORE!	6/4/2026 2:53 PM
41	None	6/4/2026 2:48 PM
42	None. We have too many homes.	6/4/2026 2:18 PM
43	N/a	6/4/2026 1:53 PM
44	None.	6/4/2026 1:54 PM
45	None	6/4/2026 1:42 PM
46	No more!	6/4/2026 1:20 PM
47	Too many homes. We need ROADS	6/4/2026 1:20 PM
48	None	6/4/2026 1:18 PM
49	Kyle is not a walkable community yet. Townhomes make sense if located within a mix use district	6/4/2026 1:16 PM
50	Affordable. But fix the infrastructure first. And think about water	6/4/2026 12:54 PM
51	No more homes pleased	6/4/2026 12:51 PM
52	Affordable housing units are needed whether they are subsidized by HUD or through other means.	5/28/2026 3:02 PM

Kyle Housing Assessment Community Survey

53	Housing that is not built by a soulless corporation who will do nothing but the worst job and further damage the infrastructure and ruin the lives of the people who actually live in the town/city	5/24/2026 2:53 PM
54	Look, it depends on the design and context. Townhomes that are out in a field somewhere make no sense, same with starter homes. Need infill near existing services, doesn't work if its conventional suburban development	5/20/2026 5:39 PM
55	No new housing	5/14/2026 7:35 PM
56	Affordable housing in general	5/13/2026 10:46 AM
57	NO MORE HOUSING!!!!!! Fix the roads!!!!!!!!!!!!	5/13/2026 10:42 AM
58	Condo	5/13/2026 8:57 AM
59	Let developers decide.	5/12/2026 8:56 PM
60	Plots of land to build unique houses on that are not a building company	5/12/2026 8:06 PM
61	No more homes. We don't have the water supply for them.	5/12/2026 7:34 PM
62	no new housing until infrastructure is in place	5/12/2026 7:17 PM
63	None there is a lot	5/12/2026 6:49 PM
64	Mid size houses 3-4 bed, 2 bath ,1500-1800 sq ft	5/12/2026 6:47 PM

Q18 183 responses

Which types of housing do you think are LEAST needed in Kyle? (Select up to three)



Answer Choices	Percentage	Responses
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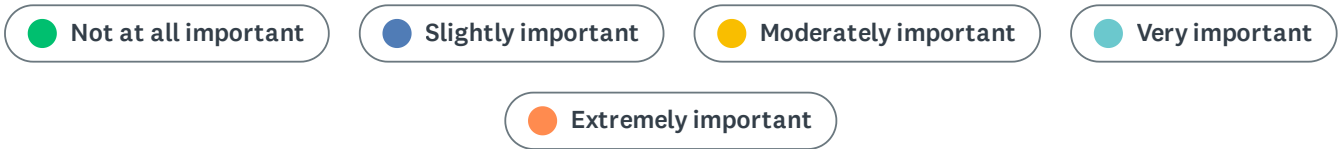
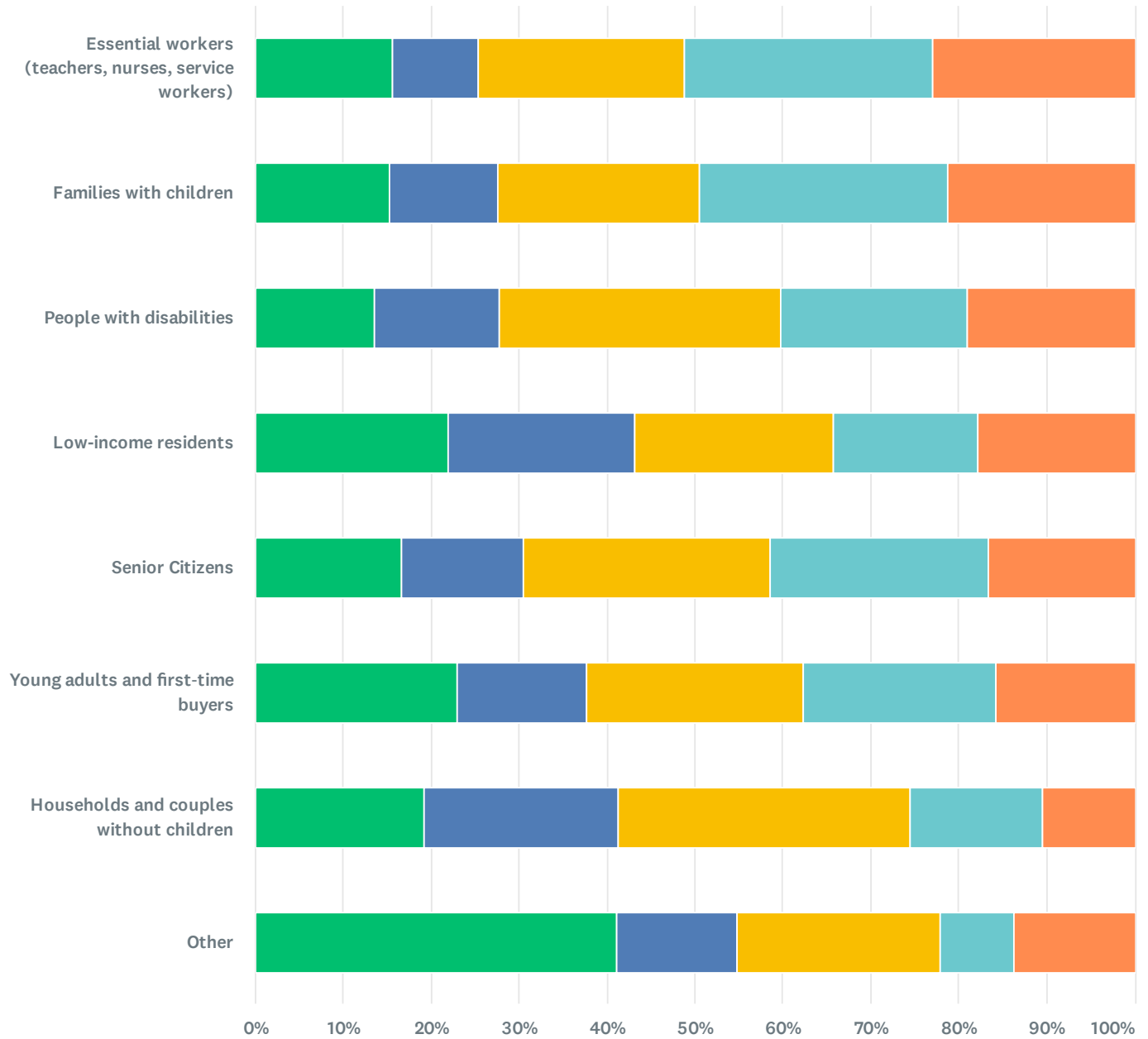
Kyle Housing Assessment Community Survey

Answer Choices	Percentage	Responses
● Apartments	59.02%	108
● Manufactured homes	43.72%	80
● Duplexes/triplexes/fourplexes	28.96%	53
● Larger single-family homes	25.68%	47
● Accessory dwelling units (ADUs e.g. garage apartments, backyard cottages)	21.31%	39
● Townhomes	19.67%	36
● Starter homes	13.11%	24
● Other (please specify)	8.74%	16
● Accessible housing	6.01%	11
● Senior housing	3.83%	7
Total		421

#	OTHER (PLEASE SPECIFY)	DATE
1	All new build homes are not needed. Please do something about the traffic and water problems.	6/7/2026 10:27 PM
2	Low income housing	6/6/2026 7:05 AM
3	ALL OF THE ABOVE! NO MORE HOUSING IS NEEDED!	6/6/2026 1:07 AM
4	All housing is not needed	6/5/2026 3:28 PM
5	why in the world would i want more houses	6/4/2026 7:46 PM
6	All housing, until water issues are fixed	6/4/2026 6:49 PM
7	I believe it should stop for a while	6/4/2026 6:30 PM
8	Stop building	6/4/2026 4:07 PM
9	ALL	6/4/2026 3:59 PM
10	No more housing	6/4/2026 3:16 PM
11	All. Not to mention the approved building of neighborhoods that are out of the city limits so you can screw them over since they can't vote right?	6/4/2026 2:19 PM
12	All	6/4/2026 1:19 PM
13	Any new homes	6/4/2026 12:51 PM
14	Conventional Suburban Development	5/20/2026 5:39 PM
15	Let developers decide.	5/12/2026 8:56 PM
16	no new housing until infrastructure is in place	5/12/2026 7:18 PM






Q19 182 responses

How important is it for Kyle to expand housing options for the following resident groups?



	Not at all important	Slightly important	Moderately important	Very important	Extremely important	Total

Kyle Housing Assessment Community Survey

	 Not at all important	 Slightly important	 Moderately important	 Very important	 Extremely important	Total
Essential workers (teachers, nurses, service workers)	15.52% 27	9.77% 17	23.56% 41	28.16% 49	22.99% 40	174
Families with children	15.29% 26	12.35% 21	22.94% 39	28.24% 48	21.18% 36	170
People with disabilities	13.61% 23	14.20% 24	31.95% 54	21.30% 36	18.93% 32	169
Low-income residents	21.89% 37	21.30% 36	22.49% 38	16.57% 28	17.75% 30	169
Senior Citizens	16.67% 29	13.79% 24	28.16% 49	24.71% 43	16.67% 29	174
Young adults and first-time buyers	23.03% 41	14.61% 26	24.72% 44	21.91% 39	15.73% 28	178
Households and couples without children	19.19% 33	22.09% 38	33.14% 57	15.12% 26	10.47% 18	172
Other	41.05% 39	13.68% 13	23.16% 22	8.42% 8	13.68% 13	95
						1301

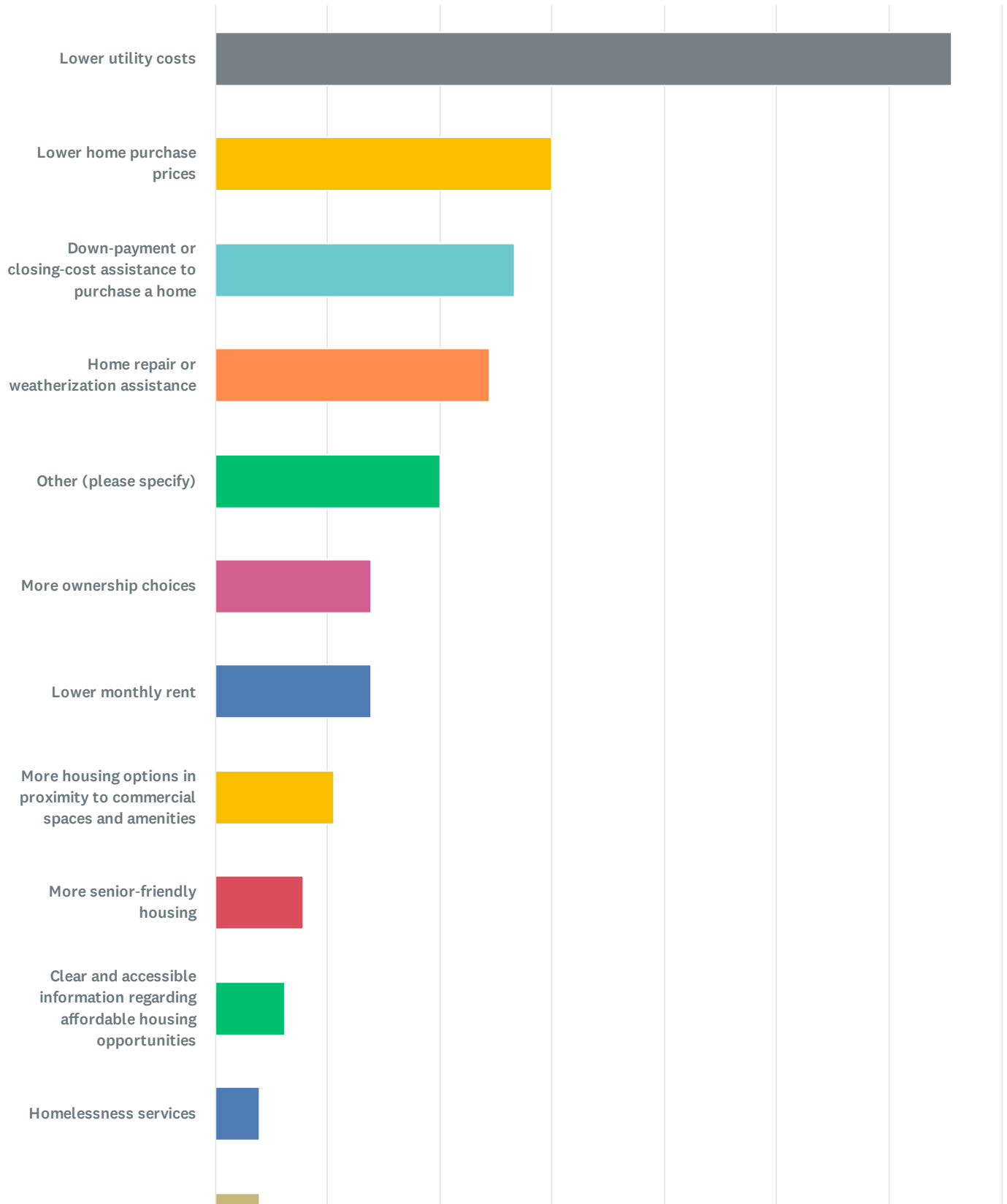
#	WHAT OTHER RESIDENT GROUP SHOULD BE CONSIDERED?	DATE
1	NO MORE NEW HOMES! We don't have the water resources and traffic is already horrible. You can't get around Kyle anymore. I hate going out here because of the awful traffic!	6/7/2026 10:29 PM
2	Older adults with no children need respectful environments and communities.	6/6/2026 8:13 AM
3	High end/wealthy residents who can support local economy and are investing in community.	6/6/2026 7:07 AM
4	NO MORE NEW BUILDS!	6/6/2026 1:07 AM
5	Renters who can't buy a house because their rent is ridiculously high they can't make down oayments	6/5/2026 4:44 PM
6	None	6/5/2026 3:29 PM
7	The ones who already pay taxes here. Just work on INFRASTRUCTURE it's not that hard.	6/5/2026 7:16 AM
8	We have houses sitting vacant. Houses for sale AND houses for rent. We don't need more houses. I think what this survey is really getting at is you're trying to bring in low income housing, and we do not need or want it. That will just further destroy this city.	6/4/2026 10:24 PM
9	Old prople	6/4/2026 8:17 PM
10	Prac 811 applicants	6/4/2026 7:49 PM

Kyle Housing Assessment Community Survey

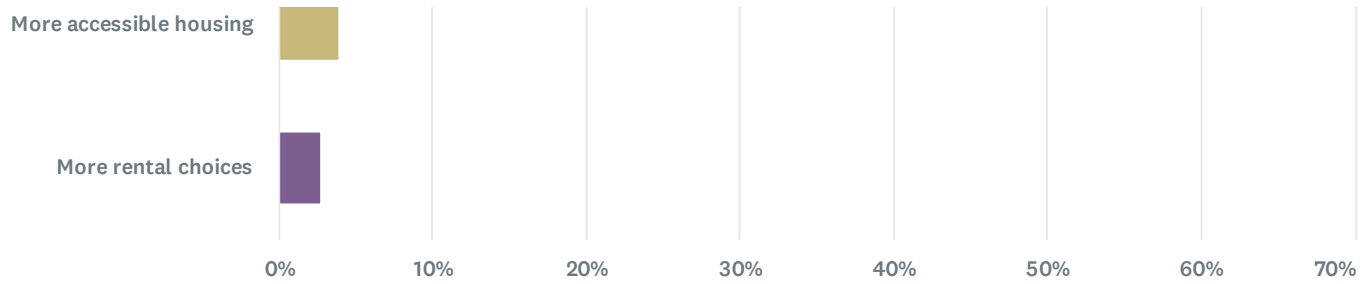
11	Current housing having enough water	6/4/2026 7:13 PM
12	multigenerational families	6/4/2026 6:13 PM
13	No more new houses	6/4/2026 5:55 PM
14	Stop building	6/4/2026 4:08 PM
15	Fix roads, water needs	6/4/2026 4:01 PM
16	If it means building more buildings than none of it is important. Use what you have and take care of the people already here.	6/4/2026 3:57 PM
17	First time home buyers	6/4/2026 3:46 PM
18	No more housing	6/4/2026 3:17 PM
19	Professionals	6/4/2026 2:42 PM
20	Enough homes ! We need infrastructure	6/4/2026 1:24 PM
21	Single income households	6/4/2026 1:26 PM
22	Stop building new neighborhood store	6/4/2026 12:52 PM
23	Undocumented or otherwise desperate peoples who have no other options but to rest their hopes on the generosity of a government and peoples that are supposed to be looking out for them.	5/24/2026 2:55 PM
24	Well per HUD all should	5/15/2026 3:44 PM
25	No new housing	5/14/2026 7:37 PM
26	All groups should have equal weight.	5/12/2026 8:57 PM
27	Bring in more wealth	5/12/2026 8:59 PM
28	no new housing until infrastructure is in place	5/12/2026 7:18 PM
29	Multi family households	5/12/2026 6:50 PM

Q20 180 responses

What types of support would help your household meet its housing needs? (Select up to 3)



Kyle Housing Assessment Community Survey



Answer Choices	Percentage	Responses
● Lower utility costs	65.56%	118
● Lower home purchase prices	30.00%	54
● Down-payment or closing-cost assistance to purchase a home	26.67%	48
● Home repair or weatherization assistance	24.44%	44
● Other (please specify)	20.00%	36
● More ownership choices	13.89%	25
● Lower monthly rent	13.89%	25
● More housing options in proximity to commercial spaces and amenities	10.56%	19
● More senior-friendly housing	7.78%	14
● Clear and accessible information regarding affordable housing opportunities	6.11%	11
● Homelessness services	3.89%	7
● More accessible housing	3.89%	7
● More rental choices	2.78%	5
Total		413

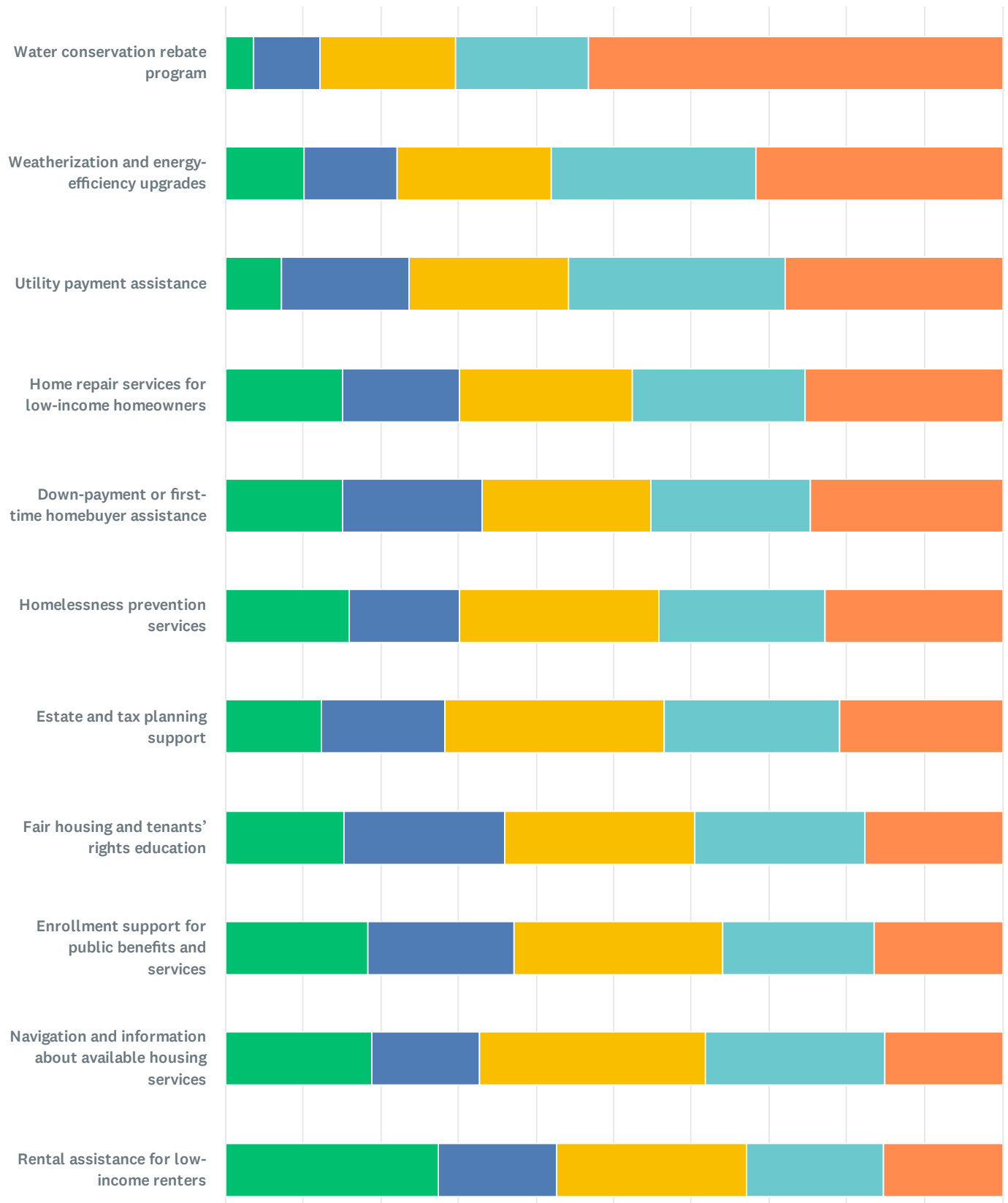
#	OTHER (PLEASE SPECIFY)	DATE
1	Quit building low end apartments and homes that are attracting criminal and uninvested people who don't care about neighbors, community, and that devalue existing property holdings.	6/6/2026 7:10 AM
2	If Kyle continues to build new homes at the present pace, we will be forced to truck in expensive water so our household would support no new builds!	6/6/2026 1:08 AM
3	No more housing	6/5/2026 3:29 PM
4	Lower water bills	6/5/2026 1:15 PM

Kyle Housing Assessment Community Survey

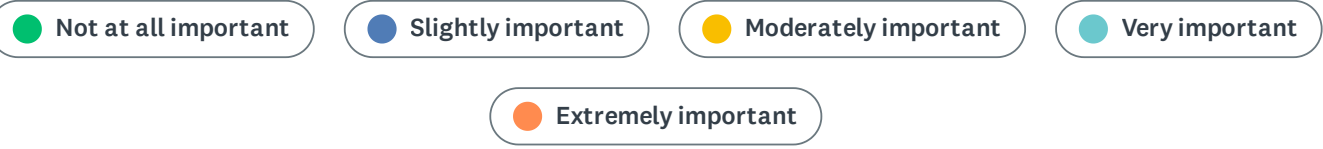
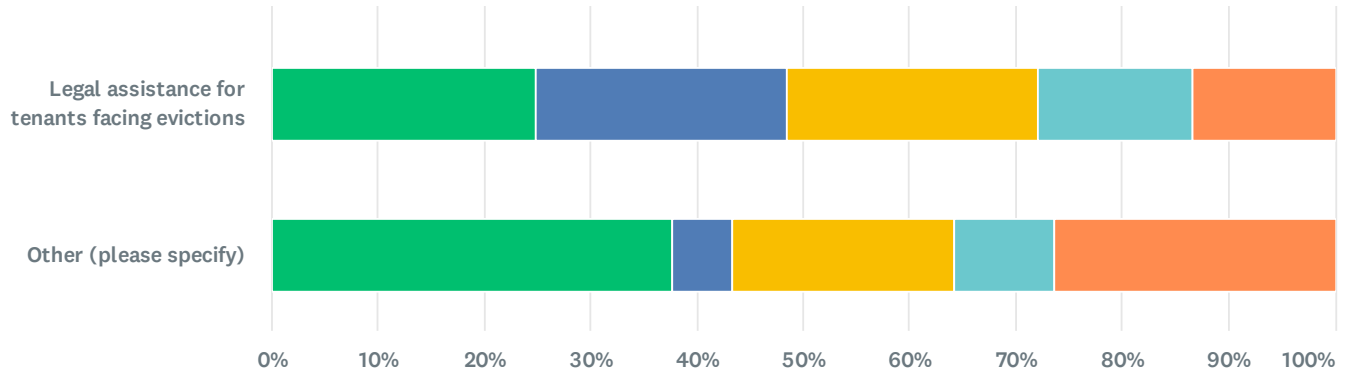
5	Housing is less the problem. We need better infrastructure	6/5/2026 7:17 AM
6	Lower CITY property taxes.	6/4/2026 10:25 PM
7	More standardized requirements on new builds (e.g., gutters, blinds, regulated HOA fees/increases, PID/MUD education)	6/4/2026 9:42 PM
8	lower the damn property taxes	6/4/2026 7:47 PM
9	Lower property taxes	6/4/2026 7:04 PM
10	Roads and infrastructure being created before the growth to the area	6/4/2026 7:02 PM
11	Lower taxces	6/4/2026 6:35 PM
12	Lower property taxes	6/4/2026 6:25 PM
13	No comment	6/4/2026 5:07 PM
14	Low Property tax	6/4/2026 4:32 PM
15	lower propriety taxes. \$6,300 last year is crazy.	6/4/2026 4:31 PM
16	Lower taxes and utilities	6/4/2026 4:09 PM
17	None	6/4/2026 4:01 PM
18	Water	6/4/2026 3:34 PM
19	Renewable energy resources or payment assistance to offset utilities	6/4/2026 2:54 PM
20	Lower taxes	6/4/2026 2:54 PM
21	Lowering the water costs for family homes, and giving people more than 1 option for electricity. So many cities in this state have options for their utility providers. Why don't we? Why can't we?	6/4/2026 2:21 PM
22	Lower taxes to reduce home payments	6/4/2026 2:18 PM
23	Clearly communicated city growth objectives that are adhered to	6/4/2026 2:08 PM
24	Lower water costs. Ploeger cost of property taxes.	6/4/2026 1:56 PM
25	None	6/4/2026 1:44 PM
26	None	6/4/2026 1:20 PM
27	Stop bringing people to our city	6/4/2026 12:52 PM
28	Lower rent prices, lower price to buy a house, homeless housing services, ACTUAL affordable housing without having to jump through insane levels and hoops, do away with ridiculous over landscaped and sanitized housing options.	5/24/2026 2:57 PM
29	Lower property tax	5/18/2026 1:14 PM
30	Lower taxes	5/15/2026 12:48 AM
31	No tax payer assistance programs	5/14/2026 7:38 PM
32	None, we are leaving Kyle	5/13/2026 10:43 AM
33	Lower property taxes	5/12/2026 8:58 PM
34	lower property taxes	5/12/2026 7:18 PM
35	Lower property taxes	5/12/2026 7:01 PM
36	Lower tax burden	5/12/2026 6:53 PM

Q21 171 responses

If there were no financing limitations, how important do you think are the following programs for improving housing affordability and stability in Kyle?








Kyle Housing Assessment Community Survey



	● Not at all important	● Slightly important	● Moderately important	● Very important	● Extremely important	Total
Water conservation rebate program	3.64% 6	8.48% 14	17.58% 29	16.97% 28	53.33% 88	165
Weatherization and energy-efficiency upgrades	10.18% 17	11.98% 20	19.76% 33	26.35% 44	31.74% 53	167
Utility payment assistance	7.27% 12	16.36% 27	20.61% 34	27.88% 46	27.88% 46	165
Home repair services for low-income homeowners	15.06% 25	15.06% 25	22.29% 37	22.29% 37	25.30% 42	166
Down-payment or first-time homebuyer assistance	15.06% 25	18.07% 30	21.69% 36	20.48% 34	24.70% 41	166
Homelessness prevention services	15.95% 26	14.11% 23	25.77% 42	21.47% 35	22.70% 37	163
Estate and tax planning support	12.27% 20	15.95% 26	28.22% 46	22.70% 37	20.86% 34	163
Fair housing and tenants' rights education	15.24% 25	20.73% 34	24.39% 40	21.95% 36	17.68% 29	164
Enrollment support for public benefits and services	18.29% 30	18.90% 31	26.83% 44	19.51% 32	16.46% 27	164

2030

Kyle Housing Assessment Community Survey

	 Not at all important	 Slightly important	 Moderately important	 Very important	 Extremely important	Total
Navigation and information about available housing services	18.79% 31	13.94% 23	29.09% 48	23.03% 38	15.15% 25	165
Rental assistance for low-income renters	27.44% 45	15.24% 25	24.39% 40	17.68% 29	15.24% 25	164
Legal assistance for tenants facing evictions	24.85% 41	23.64% 39	23.64% 39	14.55% 24	13.33% 22	165
Other (please specify)	37.74% 20	5.66% 3	20.75% 11	9.43% 5	26.42% 14	53
						2030

#	WHAT OTHER PROGRAMS WOULD YOU RECOMMEND?	DATE
1	Zero landscaping programs	6/6/2026 5:35 PM
2	Foundation repair assistance	6/6/2026 8:39 AM
3	Home beautification. Pride in ownership.	6/6/2026 8:15 AM
4	A program to stop building apartments and rental housing. Instead, let's build community by attracting residents who want to invest here.	6/6/2026 7:13 AM
5	The reality is Kyle DOES have financing limitations because of the \$14 mil shortfall.	6/6/2026 1:09 AM
6	More ways across freeway.	6/5/2026 1:18 PM
7	Additional transportation options	6/5/2026 7:19 AM
8	WATER	6/5/2026 1:01 AM
9	Lower our property taxes, water bill, and QUIT BUILDING.	6/4/2026 10:26 PM
10	less property tax and utility rates, looking at that water bill	6/4/2026 7:49 PM
11	No data centers. No/less new building	6/4/2026 7:15 PM
12	expanded transportation assistance for people with disabilities and seniors, anyone who cannot drive	6/4/2026 6:15 PM
13	LOWER UTILITIES	6/4/2026 4:19 PM
14	Lower property taxes	6/4/2026 4:11 PM
15	Expand the roads and infrastructure before building more	6/4/2026 4:03 PM
16	I worry about water available in the next 5-10 years and how much it will cost	6/4/2026 3:48 PM
17	Utility gauging Monitoring	6/4/2026 3:19 PM
18	You ever think about why people may be in this position anyway if they weren't just 2-3 years ago here? Maybe it is the city of Kyle and not missing programs. Just an idea.	6/4/2026 2:23 PM
19	Stop the assisting cycle	6/4/2026 1:24 PM
20	Stop giving money away! Taxes are already too high.	6/4/2026 1:22 PM

Kyle Housing Assessment Community Survey

21	Universal basic income. Wealth tax. Elimination of repeat businesses and car washes.	5/24/2026 2:59 PM
22	The water assistance is a joke. The people most hurt are ones that cannot apply since outside the city limits. And the amount is a joke and it is not that much to pay the rip off rates	5/15/2026 3:49 PM
23	No tax payer assistance programs!	5/14/2026 7:40 PM
24	Let the market decide. Government will just screw it up.	5/12/2026 8:59 PM

Q22 What is one (or more) thing(s) the City of Kyle could do to improve housing options for residents?

Answered: 116 Skipped: 110

#	RESPONSES	DATE
1	Stop building homes, fix the traffic and water problems. Keep data centers out of Kyle.	6/7/2026 10:33 PM
2	Taxes less, more affordable homeowner options	6/7/2026 6:40 PM
3	We have more than enough housing options. There are new apartments and housing developments on every corner of this city and constantly building more. We don't need more houses. We need someone to give a crap about making this city enjoyable, not profitable for city counsel.	6/7/2026 12:21 PM
4	Lower utilities	6/7/2026 12:11 PM
5	Lower property tax, is extremely high even for people with decent income	6/6/2026 5:38 PM
6	More and diverse housing options. Like, a lot more	6/6/2026 9:21 AM
7	Improve roads, make areas accessible in multiple ways. Build overpass for railways. Build more grocery options.	6/6/2026 8:41 AM
8	55+ communities	6/6/2026 8:17 AM
9	Stop the cookie cutter tract housing and attract higher end, quality, well-planned communities with open space preservation.	6/6/2026 7:18 AM
10	Stop building. We have been given more than enough housing options already especially when it comes to high density apartment buildings.	6/6/2026 1:10 AM
11	Be the spark that sweeps across the country. Tax home builders. Build more affordable QUALITY homes. Attract the future of Kyle.	6/5/2026 7:52 PM
12	Allow those that have been here for year to buy a house. Help them obtain stability to have a dependable house. That some one can't just kick them out	6/5/2026 7:25 PM
13	Stop massive rental companies buying houses	6/5/2026 4:48 PM
14	To stop building homes	6/5/2026 3:30 PM
15	Water rates are out of control	6/5/2026 1:04 PM
16	Improve our water situation and or give homeowner financial grant money to correctly Xeroscape.	6/5/2026 12:46 PM
17	Low housing costs	6/5/2026 11:38 AM
18	Better traffic flow	6/5/2026 11:34 AM
19	Create more affordable starter homes and family-friendly housing options so teachers, city employees, healthcare workers, and young families can continue to live in Kyle. As the city grows, ensure infrastructure and community services keep pace with new development.	6/5/2026 11:33 AM
20	Larger lot sizes to accommodate pools	6/5/2026 8:58 AM
21	We don't need apartments, townhomes or more duplexes.	6/5/2026 8:57 AM
22	Get better schools	6/5/2026 7:39 AM
23	Stop building them and focus on infrastructure. You're trying to "fix" the wrong problem.	6/5/2026 7:22 AM
24	STOP BUILDING.....	6/5/2026 1:04 AM
25	Improve building codes to help prevent foundation issues and stop using ETJs	6/5/2026 12:43 AM

Kyle Housing Assessment Community Survey

26	It is not the governments job to "improve housing options." That is the job of the free market. Fix the money problems here in Kyle, and the rest will sort itself out.	6/4/2026 10:29 PM
27	Have assistance for middle class	6/4/2026 10:03 PM
28	Add larger, higher end homes	6/4/2026 9:48 PM
29	Regulate HOA fees, require businesses to contribute to infrastructure improvements (e.g., increased traffic capacity), prioritize sidewalks for safe pedestrian access	6/4/2026 9:48 PM
30	Hh	6/4/2026 8:20 PM
31	Make it more available to apply.	6/4/2026 7:52 PM
32	lower the cost of tax and utilities	6/4/2026 7:50 PM
33	No data centers. Sustainable/less new housing. Accountability and budget balancing/transparency	6/4/2026 7:20 PM
34	Fix the water issues	6/4/2026 7:05 PM
35	Water cost for people outside city limits is not affordable to maintain the yard the HOAs require and city of Kyle want	6/4/2026 7:04 PM
36	I would love to see housing options that create more sense of community. Areas that feel like natural spaces for farmers markets and events, community engagement . I would also like to see trails finished in existing neighborhoods to utilize our natural resources and connect communities. We love to hike and don't want to have to go to San Marcos for green spaces . Thank you !	6/4/2026 6:51 PM
37	Lower the cost	6/4/2026 6:34 PM
38	None	6/4/2026 6:30 PM
39	Focus on roads and water concerns before building anything more.	6/4/2026 6:22 PM
40	Stop building.	6/4/2026 6:04 PM
41	Fix the traffic problem	6/4/2026 5:58 PM
42	Carefully plan future commercial and residential growth while keeping in mind dwindling resources such as water. I do agree more places like bars, restaurants and some select shops are needed but only if it makes sense while not jeopardizing existing residents ability to obtain resources. What is a city if it has no water?	6/4/2026 5:34 PM
43	No HOA or more lenient HOA's and larger yards	6/4/2026 5:25 PM
44	Bring in things to do. We lack identity. I have never heard anyone say, hey, let's go check out Kyle for the weekend...	6/4/2026 5:17 PM
45	Instead of building more apartment buildings and new development encourage the sale of existing homes on the market. Enforce codes in neighborhoods where trash, over grown lawns, low hanging trees, vehicles parked inappropriately such as partly in street to make the current areas look more attractive to buyers. Encourage businesses to rent current empty buildings instead of building new. Make downtown Kyle more attractive and friendly with businesses to draw families in and want to live here. Improving housing options also goes hand in hand with improving desire to live here by what the city offers.	6/4/2026 4:53 PM
46	There aren't many areas in Kyle where a property owner could custom build a home, custom builds give character and allow people to build to meet their needs and hopefully put down roots for the long haul and invest in the community.	6/4/2026 4:49 PM
47	Stop building new housing! The city is very overcrowded. There's a water shortage. There's a space shortage. There's a ton of traffic!	6/4/2026 4:45 PM
48	build more park in other areas too not focus on only ffew areas always	6/4/2026 4:33 PM
49	Bring higher quality builders that build durable homes.	6/4/2026 4:24 PM
50	Lower utilities cost OR lover tax on MUD	6/4/2026 4:20 PM
51	Lower cost to buy.	6/4/2026 4:18 PM

Kyle Housing Assessment Community Survey

52	Stop driving down and killing our equity by overbuilding	6/4/2026 4:13 PM
53	Stop building until we have stable utilities and roads	6/4/2026 4:08 PM
54	Fix up what is already here.	6/4/2026 4:01 PM
55	Fix traffic, don't charge ETJ water customers 80% higher rates!	6/4/2026 4:02 PM
56	Eliminate data centers so that water is available and affordable for residents. Also assistance for first time home buyers will low down payments and lower mortgage rates.	6/4/2026 3:51 PM
57	Water	6/4/2026 3:35 PM
58	Hold off on chain restaurants and make things easier for small businesses to thrive. Add more areas for family gatherings and sports like an accessible track and green spaces. Maintaining the parks we do have and have a local carts program for around town to assist with families who are limited to one vehicle.	6/4/2026 3:31 PM
59	Stop bulling more homes with no water or roads	6/4/2026 3:19 PM
60	As mentioned earlier, focus on improving existing residential areas and their needs rather than new developments and building.	6/4/2026 3:19 PM
61	Help first time home buyers with children. Lower price of the homes in our area and mortgages. Make the bigger houses for families with multiple kids affordable. We shouldn't have to live small just to survive in a small town. This is not Austin- we paid for a small town feel I expect small town prices.	6/4/2026 3:14 PM
62	Insure both sides of 35 have equal priority with the city; stop allowing new builds in water-affected areas; stop giving concessions to builders.	6/4/2026 3:01 PM
63	Create more walkable communities and access to minimize the traffic	6/4/2026 2:56 PM
64	Lower utility costs with a conservation rebate program.	6/4/2026 2:54 PM
65	Stop building considering we have water shortage	6/4/2026 2:51 PM
66	Stop building for now	6/4/2026 2:43 PM
67	Fix the roads, infrastructure and connectivity before building neighborhoods	6/4/2026 2:27 PM
68	Lower water costs Ensure more than one utility provider is and option. Lower property tax rates so more people want to buy homes here instead of them all leaving.	6/4/2026 2:26 PM
69	Improve what we have and stop all growth	6/4/2026 2:20 PM
70	Stop building apartments. They really do nothing for our infrastructure there are hundred of vacant units in San Marcos we don't need a plethora of apartments here in Kyle	6/4/2026 1:56 PM
71	Get rid of the flock cameras and lower water cost	6/4/2026 1:40 PM
72	More green areas, more character. Stop trying to turn it in low income town.	6/4/2026 1:31 PM
73	Affordable housing of any sort for low income or child support payers.	6/4/2026 1:29 PM
74	Lower taxes	6/4/2026 1:29 PM
75	Diversify housing types	6/4/2026 1:28 PM
76	Nothing	6/4/2026 1:22 PM
77	Enforce eminent domain and buy out really run down homes and areas to sell to investors to gentrify the area	6/4/2026 1:19 PM
78	No data centers!!!!	6/4/2026 1:19 PM
79	Slow growth	6/4/2026 1:18 PM
80	Lower utility rates and taxes, build out sidewalks in east Kyle, increase KPD traffic control and issue citations not warnings for slow, reckless, distracted, speeding drivers.	6/4/2026 1:17 PM
81	Water bill too high	6/4/2026 1:09 PM
82	Water. We don't have it. Stop building. Stop giving tax breaks to big businesses and expecting	6/4/2026 12:57 PM

Kyle Housing Assessment Community Survey

	residents to foot the bill for everything	
83	Stop building here.. tell the newbies to go elsewhere	6/4/2026 12:53 PM
84	stop all new building unless new roads are built quickly. we are 10 years behind.	5/28/2026 4:26 PM
85	Affordable Cottages and apartments for active seniors	5/28/2026 3:39 PM
86	I am aware of only one public housing neighborhood in Kyle with fewer than 20 units available. I am also aware of the many LIHTC apartments that are being built throughout the county. The best thing I think the City and County can do is incentivize landlords to offer more affordable rental pricing to families at or below specific AMI thresholds, especially households below 50% AMI. At the same time, I think it is important to look closely at how affordable housing incentives are being structured. In some cases, tax incentive programs can unintentionally create instability when rents increase after affordability requirements are met. I believe the City and County should prioritize long-term affordability protections and stronger accountability measures so incentives are creating sustainable housing options for local families, not temporary affordability that later becomes out of reach. I also believe there is room for stronger eviction prevention efforts, especially around lease violations. Many families do not fully understand the difference between a notice to vacate and an actual eviction filing, and by the time they reach out for help, options are much more limited. More education for tenants, earlier intervention, and stronger local protections could help reduce preventable displacement and keep families housed.	5/28/2026 3:13 PM
87	Lower rent/lower housing cost.	5/24/2026 3:00 PM
88	Stop building large subdivisions with conventional housing, build more developments like the older part of Plum Creek, but with more small commercial mixed in and around the edges	5/21/2026 8:59 AM
89	Get your infrastructural under control first and make the developers pay instead of the homeowners	5/15/2026 3:50 PM
90	Lower property tax. Get rid of the middle man and get rid of the appraisal system. Find a way to not have taxes, and lower the property tax.	5/15/2026 12:52 AM
91	Improved infrastructure	5/14/2026 7:42 PM
92	Lower costs of housing	5/13/2026 5:56 PM
93	Lower property taxes	5/13/2026 1:05 PM
94	more affordable	5/13/2026 11:46 AM
95	Fix the roads!!!!!! Stop all the building	5/13/2026 10:44 AM
96	Build more condominiums	5/13/2026 9:00 AM
97	Incentivize housing types in between large apartment complexes and tract homes and encourage mixing of uses.	5/13/2026 8:29 AM
98	More infrastructure first. Slow down housing builds. Lower water cost.	5/13/2026 7:26 AM
99	Lower the water utility bill.	5/12/2026 11:03 PM
100	Make sure the utility costs don't make us all leave!	5/12/2026 10:57 PM
101	Lower utility bills. Reduce home taxes, they are outrageous	5/12/2026 9:39 PM
102	More public transportation in residential areas.	5/12/2026 9:18 PM
103	make it cheaper, better built, no/less hoa	5/12/2026 9:01 PM
104	Provide trails so residents have more opportunity to exercise.	5/12/2026 9:03 PM
105	Mitigate traffic	5/12/2026 9:00 PM
106	less apartments	5/12/2026 8:15 PM
107	Provide options that are not attached to a housing development and HOA	5/12/2026 8:09 PM
108	Lower the cost of one of the few things that humans can't live without-water.	5/12/2026 8:00 PM
109	Build quality homes that are affordable for people that don't work in Austin.	5/12/2026 8:00 PM

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110	Only build more housing developments when there is infrastructure to support them with traffic and water considerations	5/12/2026 7:59 PM
111	Help repair older homes and neighborhoods.	5/12/2026 7:50 PM
112	Make it affordable for first time home buyers. Some of us don't want to live in a suburb community.	5/12/2026 7:36 PM
113	Demand developers create walkable environments and connect with the city	5/12/2026 7:26 PM
114	lower property taxes	5/12/2026 7:20 PM
115	Accessible water bills. You are making people who can pay going somewhere else.	5/12/2026 6:57 PM
116	Offer rebates or incentives for water reclamation and xeriscaping and forcing HOAs within the city limits to allow xeriscaping	5/12/2026 6:56 PM

Q23 Is there anything else you want the City to know about housing in Kyle?

Answered: 102 Skipped: 124

#	RESPONSES	DATE
1	Stop building homes, fix the traffic and water problems. Keep data centers out of Kyle.	6/7/2026 10:33 PM
2	N/a	6/7/2026 6:40 PM
3	Stop building. How is this not common sense?	6/7/2026 12:21 PM
4	Extremely highly water costs is the main reason we moved out about a month ago. It was well worth it because now we pay a fifth of the cost and no minimum usage fees.	6/7/2026 12:11 PM
5	We are pretty new here, since 2023, but as I see, too many new homes are built and lots of people , residents are not happy with that. The quality of the water definitely went down. Now our water smells really bad, but maintenance from the city came over and found nothing concerning, however, we prefer not to drink. When we moved here, the water was good.	6/6/2026 5:38 PM
6	More thorough inspections for new development throughout the process to ensure developers are building quality long term homes.	6/6/2026 8:41 AM
7	Utilities prices alone make home ownership difficult in Kyle. Outrageous water bills.	6/6/2026 8:17 AM
8	Just stop building apartments and crappy housing developments. Take some pride in our heritage and location and believe we can be selective about how what is left can grow with high quality options. Kyle has turned into a low quality wasteland. Please turn it around and recapture some charm that it used to have, and do it with smart, sustainable growth that doesn't continue to destroy what little bit of natural resources we have left.	6/6/2026 7:18 AM
9	Stop building so road construction can catch up. There is a lot of pent up frustration over the lack of roads and the condition of the roads. Hit and runs, borderline road rage & auto accidents are on the rise. Kyle's traffic problems are starting to mirror Austin's.	6/6/2026 1:10 AM
10	Why aren't the roads and related infrastructure updated/upgraded BEFORE additional housing is built? That's absolutely backwards.	6/5/2026 7:52 PM
11	Stop building houses in the 200's and 300' that are crappy and the same size as those built in Kyle years ago. Realistic no one that has lived in Kyle can afford that. We live paycheck to paycheck. Maybe less at times. And allow people to own more than just a spit of property.	6/5/2026 7:25 PM
12	No more home building	6/5/2026 3:30 PM
13	Way too many apartments being built. Don't make this wonderful little town a blighted, over densified suburb of Austin.	6/5/2026 1:20 PM
14	Ban wooden fences. They are a fire hazard.	6/5/2026 12:46 PM
15	Property taxes are too expensive	6/5/2026 11:38 AM
16	Stop building apartments!	6/5/2026 11:34 AM
17	As a homeowner and parent, I appreciate the growth and opportunities Kyle offers, but I am concerned about affordability for families. I would like Kyle to remain a place where people can realistically buy a home, raise children, and stay long-term without being priced out. Planning for housing, transportation, schools, and community amenities together will help preserve the quality of life that attracts people to Kyle in the first place. I would also like continued efforts to educate homeowners about available property tax exemptions and relief programs, as rising housing-related costs can be difficult for many families to manage.	6/5/2026 11:33 AM
18	The only reason we have considered moving from Kyle is the water supply concerns. Common sense says stop building until the water supply issue is resolved.	6/5/2026 9:59 AM

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19	Stop building anymore homes, apartments, townhomes and duplexes. Put a cap on gas stations. Keep our utilities low.	6/5/2026 8:57 AM
20	I feel like I was pretty clear. Building more housing strains the already strained system. We don't have enough water and our roads are bad. Fix those things.	6/5/2026 7:22 AM
21	STOP BUILDING, WE ARE OVER POPULATED. WAY TO MUCH TRAFFIC . FIX ALL THE ROADS PROPERLY. STOP WITH ALL THE RESTAURANTS. STOP LIMITATIONS OF WATER BEING USED	6/5/2026 1:04 AM
22	Too much growth too fast without necessary infrastructure to effectively support residents.	6/5/2026 12:43 AM
23	When I lived in Austin, City of Austin bill, which included water, sewage, and trash & recycling services was CONSISTENTLY \$62 a month. Imagine my shock when I move to Kyle and it is DOUBLE that, while I never even hit the minimum usage. Then, every year thereafter the city raises the rates AGAIN. Not being able to afford your WATER BILL is a housing affordability issue that the city can actually fix. The city needs to incentivize residents USING less water by significantly LOWERING the minimum charges and then raising the USAGE charges.	6/4/2026 10:29 PM
24	Lower the appraisal of property to lower taxes	6/4/2026 10:03 PM
25	Increased roundabouts to improve traffic flow but increased education on how to properly utilize them. The Midwest uses them and it's amazing! But it seems that people are afraid to learn in Texas.	6/4/2026 9:48 PM
26	Yh	6/4/2026 8:20 PM
27	More affordable and a management company that can assist and be there for the applicants and tenants. A care..	6/4/2026 7:52 PM
28	lower the tax and utility and no more houses.	6/4/2026 7:50 PM
29	Please stop allowing more apartments and new neighborhoods. Kyle has lost its small town charm. We don't even have water yet we keep inviting more residents. Too much growth has made our town just like every other big city. Pretty sad.	6/4/2026 7:40 PM
30	No data centers. Water availability is extremely important. Residents should be prioritized for water. Incentives for water reduction for residents, neighborhoods, and businesses (no HOA or city green lawns!)	6/4/2026 7:20 PM
31	The water issues are the main reason I am considering a move. And we just got here. The roads on the east side are terrible. And the traffic is on our streets is enough to reconsider living here as well. All of these factors affect HOUSING. If the water issues are not corrected, no one will be able to afford your housing. If prospective residents do the research (unlike myself) and realize the state of the streets, water utilities, and traffic congestion- they will choose another up and coming town in the bustling and booming Central Texas Corridor. **Fix the issues before you flood the city with housing!**	6/4/2026 7:05 PM
32	Water cost for people outside city limits is not affordable to maintain the yard the HOAs require and city of Kyle want	6/4/2026 7:04 PM
33	When I first moved down here I noticed there's many subdivision apartment complexes kyle is not that small town I remember but mainly every city has a facility center for residents to use for excersising swimming and other activities for everybody to dispose of I wishbone would build a facility center where everybody ca have access for free just like the one in new Braunfels the civic/ convention center.	6/4/2026 6:34 PM
34	Stop building. No more apartments and low income housing. Lower our utilities and property taxes.	6/4/2026 6:30 PM
35	There needs to be a faster system in place to deal with abandoned houses and buildings.	6/4/2026 6:22 PM
36	Stop building. Focus on expanding the roads and reducing traffic. Stop allowing for builders to squeeze in houses everywhere. Focus on retail, groceries, parks, walking trails. Stop squeeze everything you can off 35.	6/4/2026 6:04 PM
37	Fix the water problem before building more homes.	6/4/2026 5:58 PM
38	Current roadways and city planning are not adequate for the inevitable growth this city will endure. Think ahead of how areas will start to grow and commercialize so you can be ahead of	6/4/2026 5:34 PM

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the curve when it comes to transportation and traffic control. Most residents commute to Austin to work, think on how you can either maintain or improve those commute times otherwise the traffic will consume resident's ability to not only travel outside the city, but within it. And last and most importantly, we need to prioritize how we can become more self reliant in terms of providing water to current and future residents. People WILL LEAVE this amazing town if there is struggle to acquire the most necessary resource of all.

39	We don't need any more houses or apartments. We need better roads and small shops. Everyone is tired of chain restaurants and buildings. Stop the building and listen to the people.	6/4/2026 5:31 PM
40	It sucks having to go to Buda, lockhart, San Marcos etc.. for good restaurants and entertainment.	6/4/2026 5:17 PM
41	It's way past ridiculous. The streets are crowded. There is more places to eat than any other city almost in America. Enough is enough. We do not have to build on every single square inch inside Kyle a long time resident here we're bringing the ghetto to Kyle.	6/4/2026 5:08 PM
42	I am hoping the city takes a hard look at development and considers the situation with water, utilities, fire, police and EMS services which are necessary to cover the people living in the housing in Kyle and halts needs building until a realistic plan for the future of the city can be put into place. It is not a race to build up every inch of land in Kyle. Open space adds to the attraction of the city.	6/4/2026 4:53 PM
43	I think we've got plenty of starter homes.	6/4/2026 4:49 PM
44	Stop building!!	6/4/2026 4:45 PM
45	build more roads	6/4/2026 4:33 PM
46	Lower UTILITIES such as Water. A 77% hike is RIDICULOUS.	6/4/2026 4:20 PM
47	Need more small town community feel.	6/4/2026 4:18 PM
48	You over developed every open space and turning Kyle into a poor place to invest	6/4/2026 4:13 PM
49	Please listen to people that live here. The overdevelopment and lack of water is going to ruin our property values when there's no water for people to live with and it's to expensive for homeowners.	6/4/2026 4:08 PM
50	Expand the roads and fix water	6/4/2026 4:04 PM
51	Stop building. We do not have the water or the infrastructure.	6/4/2026 4:01 PM
52	We love Kyle and know that it is growing. Despite having lived in the area since 2013, I am feeling left behind. I don't want to go back to apartment living (i did enough of that in college) but I feel left behind. There are homes for the wealthy, but even apartment rental rates are extremely high. It is hard to break out of renting and buy a home when most of my paycheck goes to rent, while home costs continue to rise	6/4/2026 3:51 PM
53	Figure out the water bill problem.	6/4/2026 3:36 PM
54	Water	6/4/2026 3:35 PM
55	Build smaller more affordable and efficient housing for low income families trying to break free from poverty.	6/4/2026 3:31 PM
56	It is horrible too many homes and the value of houses going down due to this	6/4/2026 3:19 PM
57	There are so many neighborhoods struggling with foundation issues, residents struggling to keep up with increasing water and utilities costs, and more. Take care of your current residents before worrying about attracting more. It's okay for cities to have a stable population without continued extreme growth that current infrastructure is not built to support.	6/4/2026 3:19 PM
58	Many people are moving away due to how fast it's growing and the lack of affordable, good structured homes. No one wants cheap labored homes with jacked prices. We prefer a small town feel with great architecture. Kyle has gone down hill over the last 10 yrs. The taxes are outrages, we can't keep up with the utilities. There's not enough family, friendly spaces that aren't crappy and just thrown together like the GREGG CLARK splash pad. The city of Buda did it way batter.	6/4/2026 3:14 PM
59	The east side is assuming debt because builders did not resolve ground-settling problems	6/4/2026 3:01 PM

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before selling the houses or informing buyers that this maybe a problem. Sine assistance in these costs would help. No housing above retail spaces.

60	When I purchased my home I was excited about the downtown revitalization and have been dissatisfied by the lack of progress it's shown	6/4/2026 2:56 PM
61	We need to restructure what is already here. we do NOT need to add housing before we fix what is already broken.	6/4/2026 2:55 PM
62	We could use more single family homes. The duplexes/smaller homes that are the same price as single family homes are wasteful.	6/4/2026 2:54 PM
63	Building to fast	6/4/2026 2:43 PM
64	Utility costs a major concern.	6/4/2026 2:32 PM
65	Please improve the north south and east west connectivity and connect smaller neighborhoods to eachother, it will take major traffic stress off of the main roads and disperse it throughout the city. Builders should be help responsible for connecting roads and fixing Infrastructure before being allowed to build. There should be more 6 lane and 4 lane roads throughout the community.	6/4/2026 2:27 PM
66	Does it matter? It definitely feels pretty hopeless at this point. Unfortunately my family and I will be leaving unless the city can make a hard 180 on these previous decisions. And judging from the 20 for sale signs in my neighborhood, I'm not the only one.	6/4/2026 2:26 PM
67	We have to many	6/4/2026 2:20 PM
68	Just because builders are willing and able to put new homes in Kyle doesn't mean it's the right thing to do. Maybe sell (to a certain percentage point) of empty homes before anyone is allowed to put up a new subdivision.	6/4/2026 2:01 PM
69	Stop allowing the building until the infrastructure for roads is fixed you cannot get from one end of Kyle to the other and under an hour anymore it's insane	6/4/2026 1:56 PM
70	If houses are being built the road leading to new sub decisions need to be improved	6/4/2026 1:47 PM
71	If you support flock as a company your support paedophilias	6/4/2026 1:40 PM
72	Stop new constructions with no character and tiny yards. Get transportation to Austin and San Marcos. Get quality restaurants in w actual wine list and patios. More parks and green areas. Stop turning it into assisted low income town.	6/4/2026 1:31 PM
73	Offer foundation repair assistance	6/4/2026 1:29 PM
74	Houses???? Are I'll blind. We have too many houses being built not enough water or roads.	6/4/2026 1:28 PM
75	No	6/4/2026 1:22 PM
76	Building low quality & cheap housing now will cause lots of issues in the future making Kyle seem, look and feel ghetto when it's all falling apart. Also, Kyle feels like such a crowded and terrible place to live when turning lanes and two lane roads to multiple subdivisions are backed up half a mile. City congestion has got to be fixed.	6/4/2026 1:18 PM
77	We do not have funds to "expand" any public services - with \$14M in deficit, I expect programs to be cut.	6/4/2026 1:17 PM
78	Require trees to be planted in new development	6/4/2026 1:09 PM
79	Improve roads/traffic.	6/4/2026 1:08 PM
80	Infrastructure sucks. 2 lane roads with the amount of building? It takes forever to get anywhere it what was a tiny town a few years ago. Halt the building. Fix the roads	6/4/2026 12:57 PM
81	I'm fortunate to be in the health and financial situation where I find myself. I work to improve conditions for those less fortunate than me.	5/28/2026 3:39 PM
82	Many Kyle residents are already accessing homelessness prevention, housing navigation, and other social services funded through the City of San Marcos' Human Services Advisory Board (HSAB). Because housing instability and homelessness do not stop at city boundaries, these services are already functioning regionally across Hays County. It would be beneficial for cities like Kyle to invest more directly in the local service infrastructure their residents are already	5/28/2026 3:13 PM

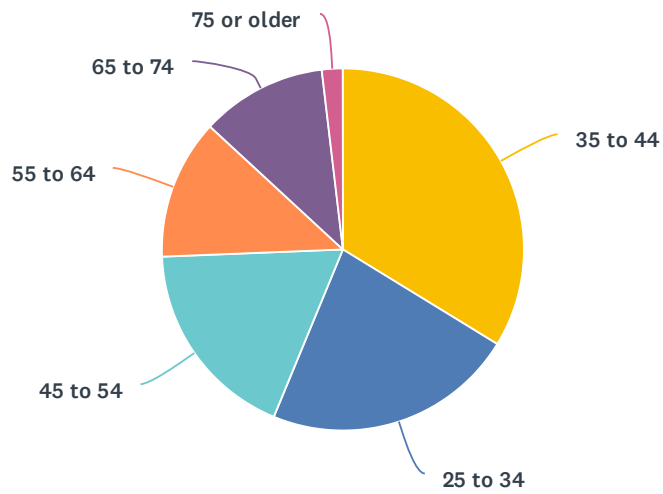
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using—either by creating a local funding pool for housing and human services or by contributing financially to existing regional efforts like the City of San Marcos' HSAB funding pool. Strengthening investment in shared social service infrastructure would help stabilize families earlier, reduce pressure on emergency systems, and ensure communities across Hays County are contributing to the support systems their residents rely on.

83	We need more Code Enforcement doing visits to houses with falling fences and unkept lawns and trees. The lack of maintenance makes our neighborhood look trashy.	5/26/2026 3:49 PM
84	Stop letting companies create homes that they'll use to siphon funds and taxes away from the city. You greedy greedy silly fools.	5/24/2026 3:00 PM
85	Trailers every where! Build houses with low property tax and people will buy houses. The city of Kyle looks horrible because of the run down neighborhoods.	5/15/2026 12:52 AM
86	Traffic issues continue to be a problem. New housing including multi family units exacerbate this issue. Stop approving new construction especially apartments!	5/14/2026 7:42 PM
87	No	5/13/2026 1:05 PM
88	City of Kyle is awful, too much housing on roads that can't handle the traffic. Should not take 45 minutes to drive 1.37 miles!!!!!!!	5/13/2026 10:44 AM
89	More grocery and retail deep in the neighborhoods. More sidewalks. More walkable neighborhoods. Less apartments. Less Amazon warehouses. More turn lanes. More multi family housing development (mother in law suites) and multiple homes on land for families.	5/13/2026 7:26 AM
90	Not related to housing but most residents lack walkability in the city of Kyle. There are some streets where there's no sidewalks and residents walk on the street and pose a risk to drivers and themselves. Making the city as a whole more accessible by making it walkable and adding bike lanes would improve the city. The city needs to improve its infrastructure before expanding its housing.	5/12/2026 11:03 PM
91	The housing situation hasn't been really well thought out. New neighborhoods shouldn't take out all the trees when building.	5/12/2026 10:57 PM
92	Mortgage is not bad but utilities, insurance, and house tax is killing us	5/12/2026 9:39 PM
93	its extremely inaccessible	5/12/2026 9:01 PM
94	I'm glad the state mostly ties the hands of local government so that it can't prevent development. Government should almost completely stay out of development except for some basic zoning restrictions. This especially includes NO GOVERNMENT SUBSIDIES for development or businesses.	5/12/2026 9:03 PM
95	I've lived in an apartment and a home in Kyle and loved the city's options. But with the unbridled housing growth, lack of infrastructure for that growth, and cost of water, it has become a burdensome place to live.	5/12/2026 8:00 PM
96	Get rid of HOA's.	5/12/2026 8:00 PM
97	There's plenty of houses for sale already, availability is not the issue. When I moved here, the reason everyone told me not to buy this house is because of the water problem. HOAs are also a big problem	5/12/2026 7:59 PM
98	Provide access to affordable grocery stores on the east side of I35. This impacts those houses in that area.	5/12/2026 7:50 PM
99	Kyle is a great town. Coming from a big city like houston. I feel they can learn sometimes building too much won't fix issues or make it safer. Focusing on what we have now and taking care of it is great. Available Resources is importantly along with affordable housing. I'm grateful to live here but I'm paying just as much in downtown houston as living here. I would say I do prefer here because it's quiet and peaceful with parks. Downside is there is no culture here unfortunately. Why is there so many chicken places?! I love the community events they have in my neighborhood. I just think there is too many suburbs communities being built instead of things for the community.	5/12/2026 7:36 PM
100	stop trying to expand the city before you fix our current infrastructure	5/12/2026 7:20 PM
101	Property taxes need to stop going up	5/12/2026 7:03 PM

Q24 160 responses

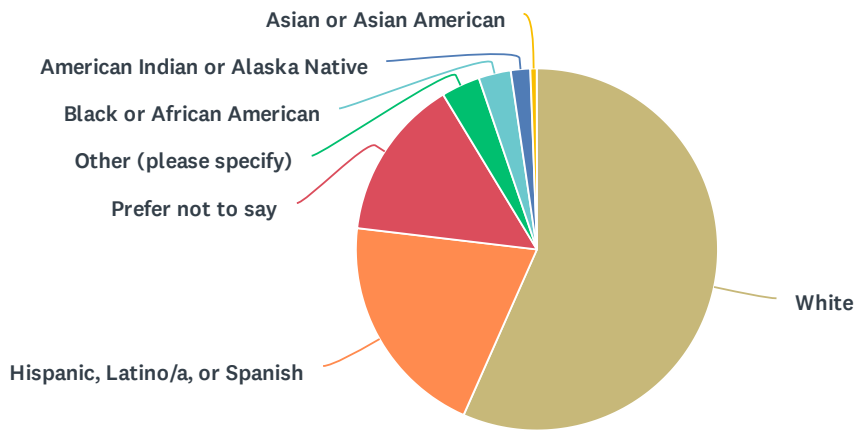
What is your age?



Answer Choices	Percentage	Responses
● 35 to 44	33.75%	54
● 25 to 34	22.50%	36
● 45 to 54	18.13%	29
● 55 to 64	12.50%	20
● 65 to 74	11.25%	18
● 75 or older	1.88%	3
● 18 to 24	0%	0
Total		160

Q25 157 responses

How would you describe your race or ethnicity? (Select all that apply)



Answer Choices	Percentage	Responses
White	62.42%	98
Hispanic, Latino/a, or Spanish	22.29%	35
Prefer not to say	15.92%	25
Other (please specify)	3.82%	6
Black or African American	3.18%	5
American Indian or Alaska Native	1.91%	3
Asian or Asian American	0.64%	1
Native Hawaiian or other Pacific Islander	0%	0
Middle Eastern or North African	0%	0
Total		173

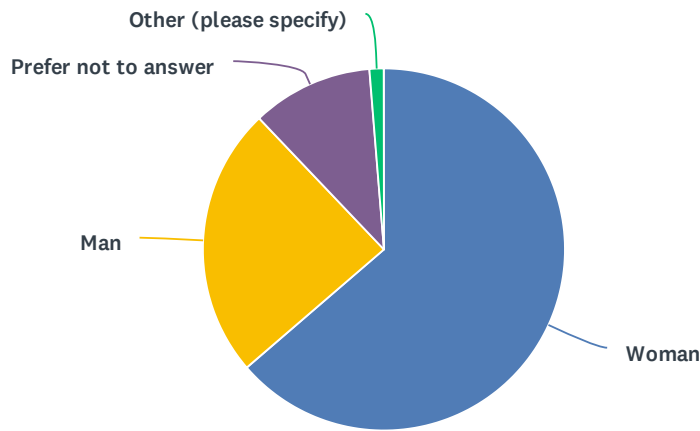
#	OTHER (PLEASE SPECIFY)	DATE
1	NA	6/5/2026 1:05 AM
2	Mexican American	6/4/2026 4:25 PM
3	Why do you need to know?	6/4/2026 4:05 PM

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4	Does this really matter	6/4/2026 1:57 PM
5	American	6/4/2026 1:22 PM
6	Slavic	5/28/2026 3:40 PM

Q26 157 responses

Which of the following options most closely aligns with your gender?

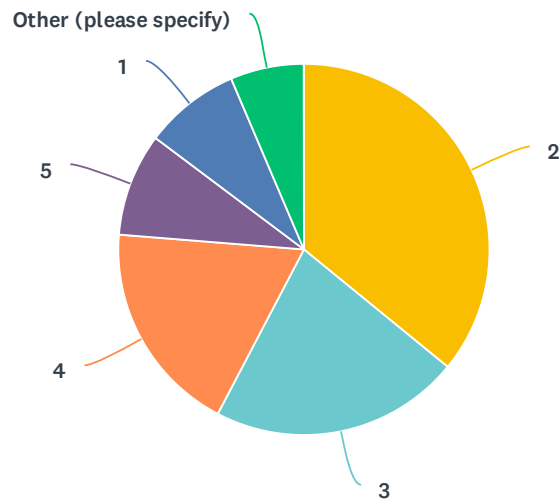


Answer Choices	Percentage	Responses
● Woman	63.69%	100
● Man	24.20%	38
● Prefer not to answer	10.83%	17
● Other (please specify)	1.27%	2
● A gender not listed here	0%	0
● Non-binary	0%	0
Total		157

#	OTHER (PLEASE SPECIFY)	DATE
1	Why do you need to know?	6/4/2026 4:05 PM
2	Does this really matter	6/4/2026 1:57 PM

Q27 156 responses

What is your household size?



Answer Choices	Percentage	Responses
● 2	35.90%	56
● 3	21.79%	34
● 4	18.59%	29
● 5	8.97%	14
● 1	8.33%	13
● Other (please specify)	6.41%	10
Total		156

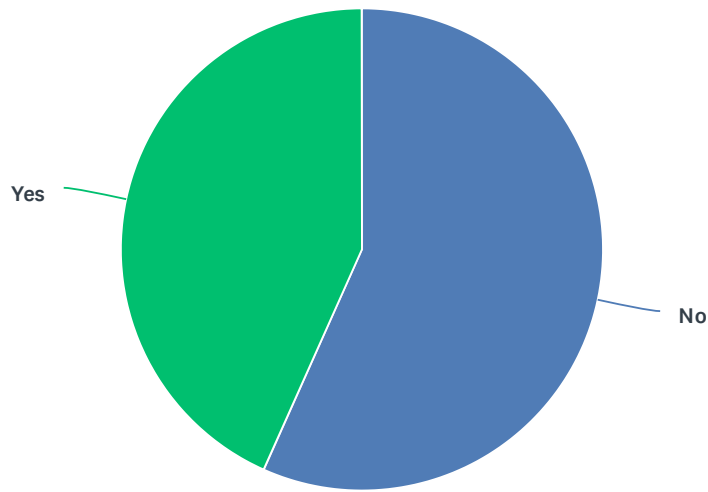
#	OTHER (PLEASE SPECIFY)	DATE
1	6	6/5/2026 7:25 PM
2	6	6/5/2026 7:39 AM
3	NA	6/5/2026 1:05 AM
4	6	6/4/2026 7:16 PM
5	6	6/4/2026 6:35 PM
6	6	6/4/2026 5:27 PM
7	Adequate	6/4/2026 4:14 PM
8	6	6/4/2026 1:30 PM

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9	6	6/4/2026 1:29 PM
10	I'm trying to move out with my fiancé, but we live in my parents home with my brothers. So, all together 6 at the moment	5/12/2026 9:03 PM

Q28 157 responses

Are there children 18 years or younger in your household?



Answer Choices	Percentage	Responses
● No	56.69%	89
● Yes	43.31%	68
Total		157

#	IF YES, HOW MANY?	DATE
1	1	6/6/2026 8:42 AM
2	But in the 50 years we've lived here, there were children.	6/6/2026 7:19 AM
3	1	6/5/2026 7:52 PM
4	2	6/5/2026 7:25 PM
5	2	6/5/2026 4:49 PM
6	1	6/5/2026 11:33 AM
7	2	6/5/2026 8:58 AM
8	4	6/5/2026 7:39 AM
9	1	6/5/2026 7:22 AM
10	NA	6/5/2026 1:05 AM
11	2	6/4/2026 10:03 PM
12	3	6/4/2026 8:37 PM
13	1	6/4/2026 7:50 PM
14	3	6/4/2026 7:21 PM

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15	4	6/4/2026 7:16 PM
16	3	6/4/2026 7:06 PM
17	3	6/4/2026 6:35 PM
18	1	6/4/2026 6:08 PM
19	2	6/4/2026 5:59 PM
20	4	6/4/2026 5:27 PM
21	1	6/4/2026 5:18 PM
22	1	6/4/2026 4:45 PM
23	1	6/4/2026 4:21 PM
24	2	6/4/2026 4:19 PM
25	2	6/4/2026 4:06 PM
26	2	6/4/2026 4:02 PM
27	1	6/4/2026 3:32 PM
28	1	6/4/2026 3:20 PM
29	Two	6/4/2026 3:19 PM
30	1	6/4/2026 2:51 PM
31	5	6/4/2026 2:27 PM
32	2	6/4/2026 2:16 PM
33	2	6/4/2026 1:57 PM
34	2	6/4/2026 1:32 PM
35	5	6/4/2026 1:30 PM
36	4	6/4/2026 1:29 PM
37	2	6/4/2026 1:18 PM
38	4	6/4/2026 1:17 PM
39	2	6/4/2026 1:08 PM
40	2	6/4/2026 1:01 PM
41	2	6/4/2026 12:57 PM
42	2	6/4/2026 12:55 PM
43	1	6/4/2026 12:53 PM
44	2	6/4/2026 12:53 PM
45	2	5/28/2026 3:14 PM
46	1	5/26/2026 3:50 PM
47	2	5/21/2026 10:24 AM
48	1	5/14/2026 7:33 PM
49	2	5/13/2026 5:57 PM
50	1	5/13/2026 8:29 AM
51	1	5/13/2026 7:27 AM
52	2	5/12/2026 8:57 PM

Kyle Housing Assessment Community Survey

53	3	5/12/2026 8:10 PM
54	Raised 3 kids in Kyle since 1990!	5/12/2026 7:51 PM
55	3	5/12/2026 7:27 PM
56	2	5/12/2026 6:58 PM
57	2	5/12/2026 6:56 PM