



LAVACA NEIGHBORHOOD ASSOCIATION

Proudly Serving San Antonio's Oldest Residential Neighborhood

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General Meeting Minutes

Tuesday, November 17, 2020, 7:00 pm

Via Zoom Conference Call

Officers and Directors	
Cherise Rohr-Allegrini, President Sarah Sorenson, Vice President Kat Doucette, Secretary Vik Gudi, Treasurer Nick Melde, Planning Amy Young, Communications Dir.	Douglas Mendizabal, Membership Director Jim Johnson, Transportation & Public Safety Billy Lambert, Southtown Business Owner Darryl Ohlenbusch, Zoning & Historic Pres. VACANT, Events Coordinator Nataly Jennings, At Large

Guests: Councilman Trevino – City Council District 1
 Joshua Morales and Prescott Hill - Project for Water Justice
 Jose Gonzalez – public housing
 Anna Alicia Romero from Senator Jose Menedez's office

1. Call to Order	Meeting Called to order at 7:05 pm
2. Presentation from Councilman Trevino's office	<ul style="list-style-type: none"> - If you want a D1 Fiesta medal, you can donate a hygiene kit to the homeless in exchange for a medal. - 100 Labor St. – virtual groundbreaking soon. For questions/concerns, contact his office. - El Mirador/Rosario's – the case was not added to the HDRC meeting tomorrow. <ul style="list-style-type: none"> o They hope to demolish, but would like to incorporate some of the old design features. - They are working on sidewalk infrastructure. Bond money will fund it. If there are areas that need to be fixed, contact the D1 office. - Question from Billy about SAHA/Victoria Commons Project: Will there be any entrances or exits from 37? Can your office look into what's owned by TXDOT to have entrances and exits on the frontage road from residents at Victoria Commons? <ul style="list-style-type: none"> o He will ask traffic engineers from the City to coordinate with TXDOT. - Question from Darryl: Met with Sequina Price about the more

	<p>immediate issue at Labor and Chavez intersection. Reconfiguring that intersection would benefit the community. The City is in a unique position to coordinate that project. Can you help?</p> <ul style="list-style-type: none"> ○ They have put it on the 2022 bond. - Billy recommended to check out the Southtown Community Garden to help the homeless there with their hygiene kits.
<p>3. Project for Water Justice</p>	<ul style="list-style-type: none"> - Introduction – Joshua Morales and Prescott Hill - CDC Report - SAWS Report – shows barium, nitrate, etc., but one of the other bacterias is coliform (fecal matter), which is a concern. There have been recent efforts to pick up dog poop, etc. which is helping. - EWG Website – ewg.org – 14 of the contaminates exceed their guidelines. - Mission - They are performing water analysis on municipal waters. They want to spread awareness and educate homewoners of the potential effect of contaminates in the water. <ul style="list-style-type: none"> ○ The organization would like to test every neighborhood in San Antonio, record the results, and bring those results to the city. To show disparity and safety, they are testing each neighborhood and would like to test as many households in the area as possible. - Contact Information <ul style="list-style-type: none"> ○ Brightinnovationusaewg.org ○ Visit national tapwater database ○ Prescott Hill (210) 914-0966 ○ Josh Morales (210) 966-7901
<p>4. Jose Gonzalez re public housing (not with SAHA)</p>	<ul style="list-style-type: none"> - Mr. Gonzalez has worked in structure debt and equity for new construction apartment properties and mixed-use properties for non-profit housing developers and small-scale housing authorities. He has worked on financings that total in excess of \$175 million. He was Councilman Rey Saldana's appointee to the first Housing Commission that termed out in 2018. He's here to discuss public housing in San Antonio. - Public housing has a clear definition – providing housing to individuals who have no income to cover housing costs or who are at such low income that they cannot afford housing. - He works with working families across the wage spans in San Antonio. We have a huge percentage of the population that work minimum wage jobs. Those individuals are the first to get priced out of their communities. - The Museum Reach Lofts on N. St. Mary's near Central Catholic is a great example of workforce housing. - SAHA has had little to no workforce housing in the Victoria Commons Development. - There's no indication if any individual who lived in Victoria

Commons before is being offered a new residential unit via voucher.

- James Johnson: What can we do to help?
 - o Jose's response – LNA has already started with our correspondence to SAHA. If we can push SAHA to change their % of affordability even further, that will be success. Some of the old buildings could qualify for state tax exemptions or credits to help offset the housing costs. We should keep pushing. Come back and ask SAHA to re-visit the income levels that they re looking to put in these properties, and see how they can assist with providing homeownership access. Where we are trying to go is doable. SAHA doesn't have the same investment or necessities that a private developer has, so they are saving funds that could be used to add more affordable housing.
- Darryl: What does AMI Mean?
 - o Area Family Median Income. He will email Cherise the form that HUD releases every year. We are trying to figure out how to get families who make these low levels access to housing, both homeownership and renting. The median income for the area is \$73,000.
- Darryl: How to you make properties affordable to own when property taxes are so high?
 - o The City is toying with the idea of Neighborhood Empowerment Zones. It's an overlay that neighborhoods put on themselves, which captures incremental increase in tax collections. We should follow up with Councilman Trevino's office about engaging in this option.
 - o SAHA is a public agency that happens to control prime land. They do not have to answer to stockholders. They have more flexibility on how the property gets built and who lives there. They should put something that works for all parties involved.
- Councilman Trevino – Neighborhood Empowerment would require zoning changes.
 - o Kat to Councilman Trevino – Would IDZ-3, which is a zoning request SAHA has proposed, be required to do a Neighborhood Empowerment Zone?
 - Councilman – No.
 - o City bond dollars may be used to offset upfront costs to homeowners
 - o There may be other tools

<p>6. Victoria Commons</p>	<ul style="list-style-type: none"> - Darryl provided broad overview of conversations with SAHA. He presented the Conceptual Master Plan that Catellus has sent LNA. - LNA has met with APHOA and Leigh St. Neighbors. All three groups are generally on the same page, but we are awaiting documentation as requested from SAHA before making other determinations, requests, etc. - Abby from Leigh St. – has LNA requested a Traffic Study? Yes. - Rose Anzel – APHOA is arguing against IDZ-3 first, and beyond that they’d like to see the townhomes developed first, and they are concerned about the affordability spread rather than being concentrated in one area. - Abby – can we get them to consider a step-down into the neighborhood. <ul style="list-style-type: none"> o Darryl – we believe that SAHA has sent us a lot of information with the intention of not utilizing all of it. The hope is that if the propose a high rise, in reality, it will be a much shorter building. - Councilman Trevino would like to host a meeting with his office and SAHA leadership and Lavaca members to discuss concerns.
<p>7. Anna Alicia Romero from Senator Jose Menedez’s office</p>	<ul style="list-style-type: none"> - Anna Alicia Romero from Senator Jose Menedez’s office also made an appearance. To contact her, call (210) 733-6604 or at annaalicia.romero@senate.texas.gov - Their office is located at Wonderland of the Americas. Their physical office is closed, but they are answering phones and emails. - Housing Legal Advice Hotline (210) 570-6135 - 30 minutes legal consultation - Mental Health Support 833-986-1919
<p>8. Adjourn</p>	<p>Meeting adjourned at 8:34 pm</p>