

Victoria Commons Public Community Outreach Meeting
March 30, 2021 6-7 pm via Zoom

Presenting:

Jessica Reynolds – Catellus, VP of Communication and Marketing

Tim Alcott – SAHA, Counsel

Greg Weaver – Catellus, Executive Vice President

Vicki with Bilingual Consulting Services - bccintexas@gmail.com

Agenda:

From Tim Alcott

Victoria Commons History and Goals

- Victoria Courts, a 796-unit apartment complex constructed in 1940, was demolished in 2001
- Was 100% public housing
- In 2002, the HUD awarded SAHA a HOPE Grant of nearly \$19M. With the funds, SAHA made plans to build mixed-income, multi-family complexes and townhomes.
- SAHA has developed 2 multifamily communities and an additional mixed use, mixed-income apartment project is starting construction at Labor St. and Cesar Chavez.
- Phase IIA, Artisan Park, consisted of 22 for-sale townhomes built and sold by SAHA in 2007-2008. 3 units were sold as affordable, but all units now market rate
- Phase IIC included 26 single-family homes (5 affordable) on Leigh St. SAHA sold the lots to individuals and residential builders in 2015.
- Phase IIB (in planning) what they're working on now.
- Goals:
 - Develop remaining properties to quality level consistent with existing development to support urban neighborhood, lifestyle, and property values
 - Reduce impact of construction on adjoining neighborhoods and completing constructions quickly
 - Maximize financial return to SAHA so funds can be used to support city-wide affordable housing projects
 - Provide additional affordable housing units.

Affordable Housing

- SAHA's Mission
 - Provides quality affordable housing that is well integrated into the fabric of neighborhoods and serves as a foundation to improve lives and advance resident independence.
- SAHA provides housing assistance to over 27k households including over 65k children, adults, and senior citizens.

- What is affordable housing?
 - Housing that is affordable to residents relative to their area's median family income (AMI). AMI is defined as the middle family income for each region.
 - Owned by private developers, investors or non-profit private corporations, quasi governmental entities.
 - Rent is based on Area Median Income (AMI).
- Public Housing
 - Publicly owned properties between HUD and city-county government agencies
 - Rent is based on each household's actual income
- Presented 2020 Area Median Income Chart
- Presented Jobs v. Salary chart with numbers pulled from Indeed.com

Development Plan and Zoning Update

- North detention basin site – 100% workforce housing (80-100 units)
- 100 Labor – 20% affordable (213 units)
- Victoria Plaza – 100% affordable
- South Detention Basin – 50% affordable
- Townhomes – 100% market rate
- Child Care Site – 100% market rate
- Labor St. Park
- Admin Building

From Greg Weaver

- Townhomes
 - Community concerns
 - Limit to 3 stories, single family homes
 - Keep townhomes 100% market rate
 - Answer – changed from 64 homes in 2020 plan to 63 single family homes in 2021 plan homes
- Child Care Site
 - Community concerns
 - Building heights
 - Percentage of affordability
 - Preserving some of the existing onsite trees
 - 2020 Plan
 - 102 family units
 - 5 stories max
 - 10% affordable, 90% market
 - 2021 Plan
 - 23 single family homes
 - 3 stories max
 - I couldn't type the rest of this fast enough
- Admin Building Site

- Community concerns
 - Building height
 - Demolishing a building which may have historic value
 - Redevelopment will take acreage of perceived park land from Labor St. Park
- 2020 plan:
 - 108 multifamily units
 - 7 stories max
 - 10% affordable, 90% market rate
- Actions taken:
 - Reduced height from 7 to 5 stories
 - Spoke with City to propose land swap to allow the possibility of a community centered use while allowing SAHA space for affordable housing elsewhere
 - Researched ways to incorporate existing façade in future architecture
 - Researched ways to move basketball court and kickball field if redeveloped
- North Detention Basin Site
 - Community concerns
 - Overall traffic including commercial uses
 - Building height
 - Percentage of affordability
 - 2020 Plan
 - 180 multifamily units
 - 5 stories
 - 85% affordable, 15% market
 - 2021 Plan
 - 80-130 units
 - 5 stories
 - 100% affordable, 0% market
 - Site notes
 - Units averaging 60% AMI (4% bond structure)
 - 100% affordable housing needed to balance affordable housing yield, density of the site and funding viability of the project
 - limited ground-floor commercial uses to Neighborhood Commercial (NC)
 - Created access through Santos St. to limit traffic to Refugio St.
- South Detention Basin Site
 - 2020 Plan
 - 200 units
 - 5 stories
 - 15% affordable, 85% market rate
 - 2021 Plan
 - 250 units

- 3-5 stories
 - 50% affordable, 50% market rate
 - Site notes
 - 40% at 80% AMI and 10% at 60% AMI (SAHA PFC Structure
 - limited ground floor commercial uses to Neighborhood Commercial (NC)
 - created a step-down height approach along Leigh St. (moving from 5 to 3 stories)
- Traffic and Parking
 - Community concerns
 - Traffic including commercial uses
 - On-street parking in area
 - Speed on labor
 - Cesar Chavez and Labor intersection
 - Actions taken:
 - Provided TIA summary including explanation of COVID formula calculations which shows limited delays to intersections from new development
 - Lowered overall number of units
 - Created access to N. Basin Site through Santos St.
 - Met with COSA departments to follow up on community concerns beyond the project
 - Labor St./Chavez intersection – 2022 bond options
 - Researching if existing meter and RPP plans can be extended
 - Setting follow-up meeting to discuss traffic calming options.
 - Traffic Queuing
 - Traffic engineer's report showed no or very limited delays for most intersections
 - Traffic engineer's report was based on higher density plan in 2020, not the lower 2021 density plan.
- Parks and Open Space
 - Community concerns
 - Developing Admin building will reduce perceived park land and build over the basketball court
 - Create new open space
 - Progress
 - Keeping current open space acreage while Admin Building site on hold
 - Removed a road to create a green pathway "Peyton Path"
 - Removed planned lots to create open space entrance connecting Labor St. Park to Peyton Path
 - Working with TXDot to create pedestrian/bicycle path along highway
 - Proposed Victoria Commons Path

- Planned 10-15 foot wide paved trail to provide recreational space for pedestrians and cyclists while connecting nearby economic centers and redevelopment centers
 - Extending existing multi-use path along I-37 of the convention center path at Hemisfair.
- Zoning
 - Requested IDZ-3 over IDZ, and they will self-impose limitations to height, use, adjacency to the neighborhood, limiting commercial use
 - They have not formally submitted to zoning yet. They plan to submit in April/May, then in June go to City Council re Zoning.
 - What does zoning oversee?
 - They do NOT do affordability. It talks about land use, heights, compatibility, setbacks
 - Community Concerns
 - IDZ-3 allows too much density and heights and allows developers to change the use without going back to the community
 - Actions taken
 - Revised zoning map and application will restrict uses and heights parcel by parcel
 - Sit restrictions will require a re-zone if a future developer changes the use
 - Why IDZ-3?
 - Single zoning designation creates simplicity.

Q&A (I copied and pasted these questions here as quickly as I could, but many of them were moved around, and I wasn't able to get all of them.)

- Brian Murphy - Neighborhood Traffic. Labor @ Caesar Chavez currently right-turn only. How is this development, with 100 Labor, expected to increase traffic? With your design, which neighborhood streets will serve as ingress/egress to the Caesar Chavez arterial roadway?
- Darryl Ohlenbusch - Historic designation is not a popularity contest. The Administration building has been determined by the State of Texas Historic Preservation Officer to be 'eligible for inclusion in the National Register of Historic Places', and I, along with other community members, are committed to seeing the building preserved and reused to benefit the community.
- Abigail Dubay - How many cars per day are you anticipating driving down Leigh street each day and turning right down McMillian Place? 250 plus?
- Abigail Dubay - These all show retail on the first floor and apartments above it. Is that the plan for this plot?
 - Answer: There are small spaces for Neighborhood Commercial uses (NC) on the ground floor. They may include small service/office/retail spaces.
 - So does that mean it starts a 4 stories right behind us?

- Abigail Dubay - The traffic study showed a car every 20 seconds spread out over 24 hours. What happens at rush hour?
- Robert J - This is not what we agreed with! Almost all lies coming from them.
- Gonzalez - Nice examples of multi family design with affordability mixed into them. Can you please address what percentage of those buildings are affordable vs market rate?
 - Answer - Wildflower Terrace is 85% affordable (9% tax credit) and Aldrich 51 is also 85% affordable (4% tax credit).
- Vicki Perkins - Have you explored putting the high density at the Admin bldg and removing the apartments behind 600 Leigh? In place, building townhomes behind Leigh as planned by SAHA and expected by neighbors.
- Jacob Davis - What is the phasing plan? Will there be a specific timetable and commitment to when the various projects will be built?
- Carlton Brown - Any assessment been done on existing home values based on your affordable percentages?
- D Dut - I encourage each of you to come and sit on the corner of Lavaca and Labor between 7:30am-8:30 am to get a better understanding and picture of traffic. Additionally, as there is multiple construction projects going on simultaneously, you will also get a better picture of the lack of parking available to residents and laborers.
- Peggy Brimhall - Regarding traffic, does the Indianola stop light get shifted or work in conjunction with one at Labor?
- Peggy Brimhall - How is it that the Admin building is historic? Or, 'potentially historic' what is it about the building that must remain physical and can't be replaced with a different medium, i.e. a commemorative lobby or amenity? Last week we learned (via articles on the Lynd-SAHA project) that vouchers can be used by SAHA clients for any unit on their properties. How does this affect your affordability ratios? Is it included in your percentages? excluded? If its excluded, how much more rent will be subsidized via these vouchers?
 - Answer – noted to Darryl's comment.
- Kimberly Locks - What happens if zoning is changed to a zone level of 2?
- Ronnie Roth - Where will they park? Mt Zion is so narrow almost like an alley.
 - Answer: Ronnie, the south basin will be served by a parking garage, the north basin will be parked using a surface lot and the townhomes will likely be designed to include garage/driveway/carport parking.
 - Laurel Smyth - Where will the surface parking lot be located on the north basin? will the Townhomes on Refugio be facing a parking lot or an apartment building?
- Jim Feuerstein - Regarding the Admin Building, historical value, and potential use, see: <https://www.lavaca-and-friends.com/post/we-almost-had-a-lavaca-arts-center>
- Is there a phasing plan and timetable?
 - Will start first or second quarter of 2021 starting with townhomes.

- Darren Murphy - I think a lot of us on Refugio Street bought with the understanding that our view of the Tower of Americas would not be obstructed, just like the folks by the pond on Leigh Street. A 5 story apartment will block the view. A tiered build or limiting the height to 3 stories would help keep the view. Is there other plans that can work for the north pond plan?
- Pearl Ortiz - How dose this all effect our taxes?
- If we have more affordability on the Admin Building, would SAHA change density on the N & S ponds?
 - Tim – because of the size of the sites, there is only so much density they can put. 80-130 units – if it’s more senior housing, it will be more single units. If it’s more workforce housing, it will be fewer larger units.
- Robert J - Why did it take Saha 40 years to do upgrades to Victoria Plaza? Will these apartments be treated the same? Poor management
- Walter Wilson - Why no plan to extend Mcmonigal to Labor? You already plan to demolish my kid’s daycare.
- Caleb Etheredge - Can you please talk about why vehicular access to the South Lot Multifamily through Leigh and Mt Zion is left open and if that could be closed for pedestrian only? That project has actually added units and traffic will be a huge issue for a residential street. It seems the townhomes all the way along Leigh Street homes should remain for a proper transect.
- Darryl Ohlenbusch - I’d be happy to share details on the process of having a building declared to be ‘eligible for inclusion on the National Register of Historic Places’, as we’ve done for the Administration building. The process is very detailed and specific and based on objective criteria. If anyone’s interested, please email me at darryl.ohlenbusch@utsa.edu
- Kimberly Locks - How will SAHA make sure these percentages are not changed like we have seen in the surrounding housing of the neighborhood?
- Kimberly Locks - The 3 story housing will ruin these surrounding homes views of the city. Can your team build 2 stories? Why 3?
- Ryan Price - Looking at the comparable project off Tom Miller St in Austin, Travis Co public record shows property values on many of the single family homes on 3000 block nearly stagnant from 2016 to 2020. For reference the Austin average is ~9% growth per year. It would appear that there are significant impacts to home values, what do you project the impacts on leigh st single family homes to be? reference 3008 Tom Miller st
 - Austin Borchardt - An even bigger potential impact to our homes on Refugio which will become the buffer between the 100% projects and the market rate units.
- Darryl - Can you address how storm water drainage will be accomodated once the retention ponds are built upon?
 - Rather than open and spread out, it will be channeled.
- Abigail Dubay - I'm greatly disappointed that I purchased my home to live in a neighborhood and SAHA said that the lots behind us were plated to be

townhomes which would be part of a neighborhood. This is where we started or family. Now we are looking at being on a very busy corner with so many cars every day. Why was this changed from being townhomes as we were told.

- Rose Anzel - Maybe for a later time, but are there planned improvements to the Leigh/Labor intersection? 4 way stop, traffic light, crosswalk?
- Gonzalez - You stated that the original plan for the Saha admin building was 7 stories 130 or less units at 10% affordability. This was not supported by a 4% tax credit. Could you use a similar funding structure for the north pond? The size of the north pond site and admin site is similar.
- Nick Melde - Daycare is an important component for parents to go to work. Is the existing YMCA daycare going to be relocated in this development?
- Steve Young - Despite ongoing community concerns about apartments replacing townhomes behind Leigh Street, it appears that there are even more apartments planned there than earlier designs. Why? ESP given traffic concerns about cars funneling to Leigh.....
- Kat Doucette - Thank you for making bike/pedestrian paths a priority along the highway, and thanks for working with TXDot to see if this is actionable. Walking/biking is a big part of our community and will allow better and safer accessibility.
- Laurel Smyth - where is the surface parking on the north pond going to be located?

They ran out of time. If questions were not answered, they will update these questions in the FAQs on their site and will answer them as best as possible.

Jessica will send a follow-up email to all attendees with links to the FAQs along with the survey.

Notes taken by Kat McColley Doucette, LNA Secretary