



## MEETING SUMMARY

**Meeting:** Eastside Planning Team Meeting #7  
**Date:** October 3<sup>rd</sup>, 2019  
**Time:** 6:00 – 8:00 pm  
**Location:** St. Philip's College, Campus Center Building, Heritage Room

**Attendees:**

<i>Chris Mongeon, Dignowity Hill</i>	<i>Christine Vina, VIA Metropolitan Transit</i>	<i>Eartis Eaglin, CoSA CC-D2</i>
<i>Monica Savino, Dignowity Hill</i>	<i>Michelle Garza, SARA</i>	<i>Jim Miller, CoSA CC-D2</i>
<i>Lindsey Logan, SAGE</i>	<i>Will Covington, Coliseum Willow Park</i>	<i>Chris Lazaro, CoSA CCDO</i>
<i>Will Covington, Coliseum Willow Park</i>	<i>James Dickerson, Coliseum Willow Park</i>	<i>Adrian Perez, CoSA EDD</i>
<i>James Dickerson, Coliseum Willow Park</i>	<i>Alan Neff, Denver Heights</i>	<i>Jimmy LaFlore, CoSA Arts &amp; Culture</i>
<i>Alan Neff, Denver Heights</i>	<i>Marlene Hawkins, Government Hill</i>	<i>Bianca Alvare, CoSA Arts and Culture</i>
<i>Marlene Hawkins, Government Hill</i>	<i>Denise Homer, Government Hill</i>	
<i>Denise Homer, Government Hill</i>	<i>Gregory Street, at large</i>	

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### Meeting Purpose

The seventh meeting of the Eastside Planning Team aimed to obtain input that the Planning Department will use to create the draft Housing and Economic Development Strategies. The discussion in this meeting built upon the housing and economic development discussion in Planning Team Meeting #6, and other prior Planning Team meetings.

### Meeting Format

The meeting began with an update on the planning process, followed by a review of the Planning Team Meeting #6 Housing and Economic Development discussion. Then, the consultant team presented housing and economic development case studies and draft recommendations, and asked the Planning Team for feedback. Highlights from the discussion are summarized below, and a photograph of the recorded discussion is provided at the end of this summary.

### Discussion

*Feedback on housing opportunities (Also see Planning Team Meeting #6 Summary)*

- There is an opportunity for residents to build accessory dwellings behind homes to create additional housing opportunities and earn some revenue that would make their own housing more affordable. The plan should address barriers to doing this. The city should consider creating pre-approved building plans to simplify the approval process. Portland and Seattle may have done this with some success.
  - Neighborhood and Housing Services Department established a Technical Working Group on Removing Barriers to the production and preservation, and established the Accessory Dwelling Units subcommittee that will focus on removing barriers to building Accessory Dwelling Units (ADUs) while respecting the neighborhood.  
(<https://www.sanantonio.gov/NHSD/Coordinated-Housing/RemovingBarriers>)

- There is an opportunity for residents to start or move small businesses to their residential properties, to reduce overhead costs and transportation costs, and create employment opportunities in neighborhoods. The plan should address barriers to doing this.

*Feedback on economic development opportunities (Also see Planning Team Meeting #6 Summary)*

- Crime or the perception that there is too much crime is a barrier to economic development.
- While using the SAGE Economic Development Strategy (2017) as the basis for the Eastside Community Area Plan Economic Development Strategies, consider the following:
  - Housing affordability is a larger problem than it was in 2017.
  - Emphasize economic development that enables employment and entrepreneurship opportunities for existing residents and businesses.
  - Economic development, cultural preservation and living heritage should be mutually supportive and complementary.
  - Integrate economic development with improving transportation options.

*Housing case examples and conceptual recommendations*

- Overall, there was an emphasis on enabling small scale and dispersed housing development to diversify housing opportunities and maintain and developing affordable housing.
- The housing recommendations should be reinforced with input from prior planning team discussions on focus areas and future land use.
- City housing incentives and programs, affordable housing funds, and the zoning code should facilitate local small scale developers and property owners to rehabilitate and create housing such as accessory dwelling units or four-plexes.
- Parking requirements in the unified development code adds prohibitive costs to development that is desired by the community, and makes desirable development types not feasible. This can affect both housing costs and economic development and main street revitalization.
- The community land trust concept aligns with the Planning Team's emphasis on enabling small scale housing development.
  - A planning team member was concerned that owners of dwelling units that are part of a community land trust do not get to receive the full benefits of property value appreciation.
  - New Hope Housing in Houston, TX may be an example of a community land trust or affordable housing developer that has successfully created affordable housing, including single room occupancy housing with supportive services, for very low income people.
  - Co-housing is another type of housing that could be useful in the Eastside.
  - Planning Team members asked questions about how community land trusts are formed, governed, and financed.
- More should be done to address the property tax portion of housing cost burden.
- More housing should be supported near transit service.
- The plan should define housing affordability to reflect Eastside realities. Regional area median income is higher than the median income of eastside residents, so new development that is "affordable" based on the generic-regional definition of affordability, is not actually affordable to existing eastside residents.



### *Economic development case examples and conceptual recommendations*

- Revitalizing neighborhood commercial districts in the Eastside will have to and should happen one property at a time. There aren't many opportunities for large scale redevelopment.
- Existing small businesses are excessively burdened by rising property taxes. This is related to the state's model of taxation, which relies heavily on property taxes as opposed to income taxes, and it is related to loopholes in the tax system that enable large businesses to have their property taxes reduced, shifting the tax burden to housing and small businesses.
- There may be opportunities to attract small medical facilities to the plan area, for more convenient access to services for community members, and as a source of employment.
- The Eastside Plan, unified development code, and incentive programs should be accessible and understandable to all people.
- Ensure that there are neighborhood commercial district opportunities on some north/south streets. Houston and Commerce are important mixed-use corridors, but there are other opportunities as well.
- Consider identifying small areas, such as the size of two blocks, where economic development, housing, zoning, and infrastructure recommendations should be coordinated and piloted. This could include recommendations for a 2022 bond project. Based on successes and lessons from an area like this, the effort could be expanded to other areas.
- In making recommendations to enable local organizations to lead economic development and housing efforts with financial and technical support from the City, the city should consider what the existing organizational assets and gaps are in the Eastside.

### **Next Steps**

The ninth Planning Team Meeting will occur in early December, 2019. The objective for this meeting is to obtain initial input for the Mobility section of the plan.

A public meeting is scheduled for October 22<sup>nd</sup>, 2019, where the Planning Department will seek feedback from the public on recommendations related to future land use, housing, economic development, and mobility. An online questionnaire regarding the same topics will also be made available. The public meeting details are available at the following webpage:

<https://eastside.sacompplan.com/get-involved/>.

If you have questions about the Eastside planning project, please contact Project Manager Garrett Phillips, City of San Antonio Planning Department.

Email: [garrett.phillips@sanantonio.gov](mailto:garrett.phillips@sanantonio.gov)

Phone: (210) 207-5441



## EASTSIDE COMMUNITY AREA PLAN

### PLANNING TEAM MEETING #7

2019.10.03

#### MAJOR EMPLOYERS

- ▷ BEXAR COUNTY
- ▷ AT&T CENTER
- ▷ CITY OF SAN ANTONIO?
- ▷ ELEMENTARY AND MIDDLE SCHOOLS

#### HOUSING OPPORTUNITY

- ▷ ABILITY TO WORK ON THE PROPERTY —
  - ACCESSORY UNIT
  - ZONING TO REFLECT THIS OPPORTUNITY
- ▷ ENTREPRENEURIAL PEOPLE
- ▷ BETTER TRANSPORTATION FOR RESIDENTS

#### ECONOMIC OPPORTUNITY

- ▷ ADDRESS ISSUES OF CRIME
  - ADDRESS PERCEPTION OF SAFETY
  - DIVIDE NEIGHBORHOODS
  - CHANGES SINCE 2016
    - MORE RESIDENTS
    - GENTRIFICATION
    - KEEPING QUALITY OF LIFE
  - COMMERCIAL ATTRACTION
  - BETTER TRANSPORTATION
  - PARTNER WITH SCHOOL DISTRICTS


#### HOUSING RECOMMENDATIONS

- ▷ RE-EVALUATE PARKING REQUIREMENT
  - RETOOL CODE
  - INCORPORATE WALKING, BIKING, TRANSIT
- ▷ OPPORTUNITY FOR SMALLER LOTS
- ▷ TAXPERS FOR NEARBY RESIDENTS, LEGACY OWNERS
- ▷ PE-LOOK CLOSELY AT COMMUNITY LAND TRUST

#### NEW HOPE HOUSING

- SRD
- KEEP RENT DOWN
- NON-PROFIT
- ▷ CO-HOUSING
- ▷ SMALL SCATTERED AFFORDABLE HOUSING
  - CITY INCENTIVES FOR SMALLER DEVELOPMENT
- ▷ LOCAL OWNERSHIP/REPRESENTATION ON LAND TRUSTS

#### SEATTLE'S PRE-APPROVED PLANS FOR ACCESSORY UNITS



- ▷ ABILITY TO VISUALIZE IMPACTS OF NEW GROWTH

#### REFLECT HISTORIC CHARACTER OF THE NEIGHBORHOOD

- PRESERVE HISTORIC AREAS
- KEY MOMENTS IN HISTORY
- ▷ PRESERVE CULTURAL HISTORY

#### CREATE NEED

- ▷ DIFFERENT NEIGHBORHOOD ASSOCIATIONS
- NEED TO LOOK AT:
  - ESPERANZO
  - GOOD SAMARITANS
  - SAGE
- ▷ CREATE TEAMS WITH CITY DEPARTMENTS ABOUT CITY HISTORY
- ▷ REDUCE IMPACTS FOR PROPERTY VALUES ON RESIDENTS & COMMERCIAL OWNERS

#### DEFINE AFFORDABILITY...

- FOR TODAY, FOR REGIONS
  - CREATE AFFORDABILITY FOR PEOPLE LIVING IN EASTSIDE
  - INDIVIDUAL NEIGHBORHOODS
- ▷ AFFORDABILITY TIED TO MICRO GEOGRAPHIC AREAS
- ▷ DISTINGUISH BETWEEN INVESTOR & DEVELOPER
- ▷ INCENTIVIZE NEIGHBORHOOD INVESTORS
- ▷ INCENTIVIZE HOUSING NEXT TO TRANSIT

#### ECONOMIC RECOMMENDATIONS

- ▷ MEDICAL FACILITIES FOR EASTSIDE
  - medical emergency
  - doctors
- ▷ ESUITABLE LITERACY
  - MAKE GRANTS ACCESSIBLE TO THOSE WHO NEED IT
- ▷ NEIGHBORHOOD COMMERCIAL ON NORTH-SOUTH & EAST-WEST CORRIDORS (e.g. NEW BRAUNFELS)
- ▷ MORE CONNECTIVITY

- ▷ TARGET RESOURCES AT SPECIFIC 2 BLOCKS OR INTERSECTIONS
- ▷ EXPLORE BOND MEASURE OPPORTUNITIES

Recording of the Planning Team's discussion of Housing and Economic Development issues.



## SA Tomorrow Sub-Area Planning Eastside Community Area Plan Planning Team Meeting #7

*Thursday, October 3rd, 2019*

*6:00 PM – 8:00 PM*

*St. Philip's College, Campus Center Building, Heritage Room*

### Meeting Agenda

6:00	Welcome and Update on Planning Process
6:10	Housing Recommendations & Case Studies
7:00	Employment Recommendations & Case Studies
7:50	Next Steps and Meeting Ends

### Meeting #7 Take Home Information to Share

- The Planning Department will host an open house public meeting to share information and obtain public input to inform the Eastside Community Area Plan's sections on future land use and development, housing, economic development strategies, and transportation.

An online questionnaire seeking public input on the same topics will be available on the project webpage. <https://eastside.sacomplan.com>.

Meeting time and location details are as follows:

Tuesday, October 22, 2019

5:00 p.m. – 7:00 p.m.

St. Philip's College, Campus Center Building, Heritage Room, 1st floor

San Antonio, TX 78203

(On Mitman Street, between Dakota and Nevada Streets)

- The Eastside Area Community Plan Project Manager is available to visit a meeting of your neighborhood association or organization, to share information about the planning process. Contact Garrett Phillips at 210.207.5441, [garrett.phillips@sanantonio.gov](mailto:garrett.phillips@sanantonio.gov).

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