

THCA General Meeting, 3/28/19
Eco Centro, 6:00pm

Board Members present: Cody Doege, Larkin O'Hern, Anisa Schell, Malcolm Hartman, Ricki Kushner, and Michael Cepek.

6:10 - Cody: Welcome and introductions.

Announcements:

- Tycoon Flats will host our social this evening after the meeting.
- Eco Centro is hosting a water-saver event this weekend with SAWS as well as a mini-expo with plants and vendors. On April 5th at 12:30 there will be an environmental fair with a job fair to follow. More events are on Eco Centro's Facebook page.

Ricki moves to accept the minutes from the January meeting. Michael seconds. No discussion. All in favor. Minutes approved.

Financial report & statement were distributed. No questions.

Jay Podjenski from District 1 office:

- Scooters:
 - There are more parking zones downtown for scooters
 - More signage
 - Ability to report violations on 311SA app.
 - The pilot program ends soon and this data will help in writing an ordinance.
- Councilman Trevino is working on a lighting plan.
 - A study has been done and recommendations have been created.
 - These recommendations will be voted on next week at Council.

Margret from Sen. Menendez's office:

- There are about 65 days left in session. The last day is May 27th.
- Sen. Menendez has filed over 90 bills this session. Handouts were shared with contact information.

Rick Schell - Zoning and Development Committee:

- The PSW project at 309 Josephine (former Flasher site) has been pulled for financial reasons.
- Request from Midtown Station (Elmira & N. Saint Mary's) asking for zoning change to Commercial 3 (C-3) in order to open a bar and local brewery. Looking for resident feedback.
- 815 E Ashby (Borden Building and storage facility) - there is a company interested in buying and developing it into apartments in lieu of the storage facility and restore the Borden building. THCA has reached out to Hawthorne Academy, the committee is looking for resident feedback as well.

- There are three demolition applications right now. 430 & 434 E Magnolia, and 804 E Euclid. The deadline to comment on these cases is April 5 for the Magnolia properties and tomorrow, March 29th for the Euclid application. Comments should be sent to Jessica@sapreservation.com

Ricki Kushner - Historic Committee:

- 307 E Josephine was approved for an addition.
- 416 Kendall was approved w/ stipulations for a single family home.
- 306 & 310 E Park - send back to HDRC for revisions on 10 proposed townhomes
- 328 E Josephine (Liberty Bar) was approved to be moved, and rehabbed
- 307 & 311 E Evergreen - demolition request is on hold for Historic Review. Letters of support are being submitted to THCA in preparation for an HDRC hearing.
- There is a place open for a new member for the Historic Preservation committee.

Erika Ragsdale & Sarah - Neighborhood & Housing Services Department - Affordable Housing:

- Defining affordability: affordable for whom?
 - Generally, “affordable” means 30% or less of a household’s income.
 - AMI = Area Median Income. In San Antonio/New Braunfels area is \$66,500 (100% AMI). - 50% AMI would be \$33,250.
- There are different types of affordability:
 - Naturally occurring
 - Incentivized
 - Subsidized
- Preserving Naturally occurring
 - Locally - rehab programs, multi-family rehab
 - State level - neighborhood empowerment zones and homestead preservation districts
- Incentivized affordability:
 - Example: density bonus - allowing more units to be built if some are reserved as affordable for a certain AMI.
- Subsidized affordability - this can apply to individuals, landlords, or developers depending on the program.
 - SAHA - primarily <30% AMI
 - Housing Tax Credit - average 60% AMI
 - City Incentives - varies, 60-120% AMI
- Risk Mitigation Policy was passed last week. This is just one piece of the Housing Policy Framework.
 - Relocation Assistance: This is meant to mitigate the financial harms of displacement and help people relocate.
 - Emergency Assistance: for situations to help with rent to keep people from becoming homeless.
 - Rental Incentive Fund: for landlords to provide incentive for them to rent to higher risk tenants.

- This program can be access by people up to 100% AMI by calling 311 or 210-207-5910, sanantonio.gov/NHSD/FairHousing

Code Compliance:

- Mindy Bolado, Code Enforcement Officer, 210-247-8690, mindy.bolado@sanantonio.gov
- Any vacant houses, call 311 or Office of Historic Preservation

Stephanie Phillips - Office of Historic Preservation: Deconstruction

- Deconstruction is the systematic disassembly of a structure in order to salvage as much as possible. - this is different than demolition which typically involves heavy machinery.
- This is not about **if** a building comes down, this is about **how** it is removed from the site.
- Nationally construction & demolition waste accounts for 30-40% of the waste stream - 90% of that is demolition.
- Up to 70% of materials can be recycled and up to 25% can be reused. Only 5-15% of materials cannot be reused or recycled.
- Draft policy is under development.
- Feedback and participation opportunities: sapreservation.com
- <https://www.sanantonio.gov/Portals/0/Files/HistoricPreservation/Deconstruction/Public%20Input%20Meeting%20Presentation%202019%2002%2025.pdf?ver=2019-02-27-095724-577>

Cory Edwards - Office of Historic Preservation: Current Legislation applying to Historic Districts

- HB 2496, relating to the designation of a property as a landmark by a municipality.
- HB 2439 & SB 1266, relating to certain regulations adopted by government entities for the building products, materials, or methods used in the construction of residential or commercial structures.

Cody - Metropolitan Family Practice and St. Sophia are new business member.

Tobin de Mayo: This event will raise money for Beautification in Tobin Hill. There will likely be a landscaping project. We are working closely with Eco Centro who will provide some guidance and will match funds.

- May 4 - 10AM - 4PM
- Eco Centro
- 4 different musical acts, stage
- Food vendors, local to Tobin Hill
- VIP tent - \$100/person
- Petting Zoo, face painting, cascarones, more!
 - **Need about 40 volunteers. Please see Doreen Tarango tonight to sign up.**
- There will be a meeting the week before for volunteers.

Meeting adjourned.

Approved by Membership 5/30/19