

VICTORIA COMMONS
PUBLIC MEETING – SAHA HEADQUARTERS BOARD ROOM
JULY 16, 2013 AT 6 P.M.

Sonia Jimenez, Ximenes & Associates, opened the meeting. She explained that she has been brought into the development process for Victoria Commons to lead stakeholder involvement. Ms. Jimenez then reviewed the desired outcomes and reviewed the desired results for the meeting. Lourdes Castro Ramirez, San Antonio Housing Authority President and CEO, then gave a formal welcome to attendees.

Ms. Castro Ramirez reiterated SAHA's commitment to working with the community as development continues at Victoria Commons. She mentioned some of the considerations for the administration building, including a community center. She also mentioned that it appears that everyone is in agreement that work can begin soon on the Leigh Street homes. Ms. Castro Ramirez also informed attendees that a consultant has been selected to conduct a market study for the area. Results will be delivered in about eight weeks.

Kathy McCormick, SAHA's Development Services and Neighborhood Revitalization Officer, provided more detail about the proposal and selection process for the market study. She explained that thirteen market study proposals (6 sales and 7 rental) were received. The evaluation and selection committee included SAHA staff, SAHA Board Member Richard Gambitta as well as a homeowner from Artisan Park and a member of the Lavaca Neighborhood Association.

Ms. McCormick also explained that the admin building located at Victoria Commons is also being evaluated for best use, and preliminary improvement estimates are being developed. The other areas to be considered during the development process are the green space between the townhomes and the admin building, and the northwest corner parcel at Cesar Chavez Blvd. and Labor Street.

A question was asked about the process used for selling units, as it needs to be improved. Ryan Wilson, with Franklin Development, responded that one consideration for improvement is for the developer to be the "seller," rather than SAHA, in order to follow a more traditional sales process. It was mentioned there is one market rate and four affordable townhomes still available for purchase.

There were several questions about SAHA's requirements to fulfill their HUD commitments in the area. It was explained that 50 percent of the Leigh Street parcels/homes could be market rate and the ratio of the adjacent areas would need to be at least 20 percent affordable (80% of AMI). No decisions have been made with regard to the type or ratio of housing units for the undeveloped area between the townhomes and Leigh Street.

For the Leigh Street homes, a design charrette is planned for Saturday, August 24th to bring the community together. There will be preliminary design guidelines

developed for the homes as well as concepts for the northwest corner parcel. Discussion of potential for the admin building and programming for the green space will also be part of the charrette agenda. It was suggested that the overlay district guidelines be reviewed as they may apply to the Leigh Street parcels. Jim Bailey, with Alamo Architects, briefly described the charrette process and encouraged the community and architects to participate.

Ms. Jimenez informed attendees that she will be conducting stakeholder interviews beginning on July 18th. The interview timeframe may be extended beyond the original July 31st date to allow for more opportunity. Interviews will be targeted for townhome owners and Lavaca Neighborhood Association Board Members. Anyone else who feels strongly about SAHA's future developments is encouraged to reach out to Ms. Jimenez for an interview. The interviews will be consolidated into a summary and will not be attributed to any one person or group. The summary will be made available to the public. All interviews will be finalized before the results of the market study. The information gathered at the charrette, during the stakeholder interviews, and from the market study will be considered by SAHA before any decisions are made regarding future development.

All attendees were thanked for their time and encouraged to attend the August 24th charrette. Comment cards were made available to capture any other issues. The responses to comment cards are attached. The meeting was adjourned.

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COMMENT CARD RESPONSES**

	Strongly Agree	Agree	Disagree	Strongly Disagree
1. The objectives of the meeting were clear to me.	4	4		
2. I was able to get my questions answered.	6	2		
3. This meeting helped me to understand better the potential/concept for Victoria Commons.	3	5		
4. I am interested in attending other meetings/workshops for the development of the Victoria Commons. (please fill in contact info below)	8			
5. The market study for the single family and multi-family housing is a step in the right direction.	5	3		
6. I understand the proposed improvements being considered for the SAHA Admin Building, Leigh Street, and the park area.	4	3		1

Additional comments:

- The conversation started with SAHA stating that the community desires something to see soon. As an Artisan Park resident, I would respectfully disagree. I would rather see a very well vetted and strategic plan that incorporates our desires (to see for sale market townhomes) than rush through a process. As we stated before, we would rather wait for the market to improve than to build something because SAHA feels rushed
- Don't yet have a clear idea of what goals are
- Please verify if HDRC has influence on this land
- Please remember that we need more townhomes for Artisan Park home owners association to be viable
- Thank you for hiring Ximenes & Associates this was a great discussion.
- We are not in a rush to develop the land. What we want is a well planned excellent product not what is "okay for this market". We can wait
- Number of units originally proposed for Artisan

Interested in Attending Other Meetings/Workshops

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