

MEETING SUMMARY

Southeast Community Area Planning Team Meeting #6: Housing and Economic Development Strategies Pt. 1 of 2

Meeting Date: August 26, 2019

Time: 5:30 PM – 7:30 PM

Location: Bode Community Center, 901 Rigsby, 78210

Attendees:

*Alicia Campbell, Lakeside
Yulanee McKnight, Pecan Valley
Sara Mendiola, SARA
Chris Dawkins, B.E.S.T.
Ian Palacios, Foster Meadows
Allan Houck, Foster Meadows*

*Bea Imkin, Jupe Manor
Chris Villa, District 3
Shepard Beamon, CoSA
Krystin Ramirez, MIG
Mukul Malhotra, MIG
Matt Prosser, EPS*

Meeting Objectives:

The purpose of Planning Team Meeting #6 was to introduce and discuss the Housing and Economic Development strategies, including missing income levels, housing types, jobs, local services and industries, and affordability.

Meeting Format

The meeting began with a quick introduction on the process so far, including an overview of the vision and goals related to the meeting objectives. After the discussion, Matt Prosser from EPS presented on housing & employment and facilitated a discussion on housing and employment in the Southeast area. The last half of the meeting was dedicated to a group discussion and housing allocation activity.

Housing & Employment Overview

Following the recap of the draft future land use map, Matt Prosser presented a housing overview for the area to the team. The presentation included an overview of the current statistics of housing in the Southeast area. In comparison to the City of San Antonio, the Southeast area has larger household sizes and lower household incomes, with majority of households earning between \$35,000 and \$75,000 annually. With 61%, owner-occupied housing units are 16% higher than that of the City, while renter-occupied housing units are lower. Out of a total of 14,671 housing units, 83% of those units are 20 years old or older. Majority of the homes in the area are single-family dwellings and are valued between \$50,000 and \$150,000. Homes in the area are still affordable, averaging in at less than half the cost of the average City home listing price of \$300,000. Although monthly rental rates have increased since 2000, rent in the area is also still affordable, with the average rent being \$712 per month, 25% less than that of Bexar County. 23% of homeowners and 51% of renters are cost burdened, paying more than 30% of income towards housing and may encounter difficulty affording other necessities such as food, clothing, transportation, and medical care.

In total, there are 7,454 jobs in in the Southeast area, and 529 employment firms. Real Estate/Rental/Leasing; Administrative and Waste Management; Wholesale Trade; Construction; and Transportation and Warehousing industries in the Southeast have employment rates that are higher

than the national average. 41% of workers in the Southeast area make at least \$40,000 annually, while 48% of workers have some college or higher, which is similar to residents that have some college or higher. Only 6% both live and work in the Southeast area. Several residents travel to regional centers such as the Airport, Medical Center, Brooks, or Downtown. The largest employers are Holt Caterpillar, Cintas (Uniform manufacturing), and Waste Management companies. There has been limited commercial development and low vacancy rates in the recent past. The full presentation is available in the document library of the sub area website: <https://southeast.sacompplan.com/documents/>

Discussion

Following the presentation on Housing and Economic Development, the planning team was encouraged to list strengths, weaknesses, opportunities, and threats (S.W.O.T.) related to housing and economic development.

Strengths

The range of the ages of homes, from older Highland Park homes to Foster Meadows homes, provides diverse options of single-family homes, which was identified as a strength. Other strengths included well-established neighborhoods with older homes built to last, newer construction homes, affordable homes, larger lots, variation in the size and construction of homes, and the ease of access from homes to interstates and highways.

Weaknesses

Weaknesses included the lack of neighborhood-scaled amenities for all ages, restaurants, entertainment, and services, and having to travel to the north side of the City for finer dining experiences. The lack of walkable neighborhoods was also recognized as a weakness. One challenge facing the Southeast community is the ability to attract and retain younger generations in neighborhoods and homes, possibly due to a lack of renovations to the existing housing stock. There is also a need for healthy grocery options near neighborhoods, as well as the entire Southeast planning area.

Opportunities

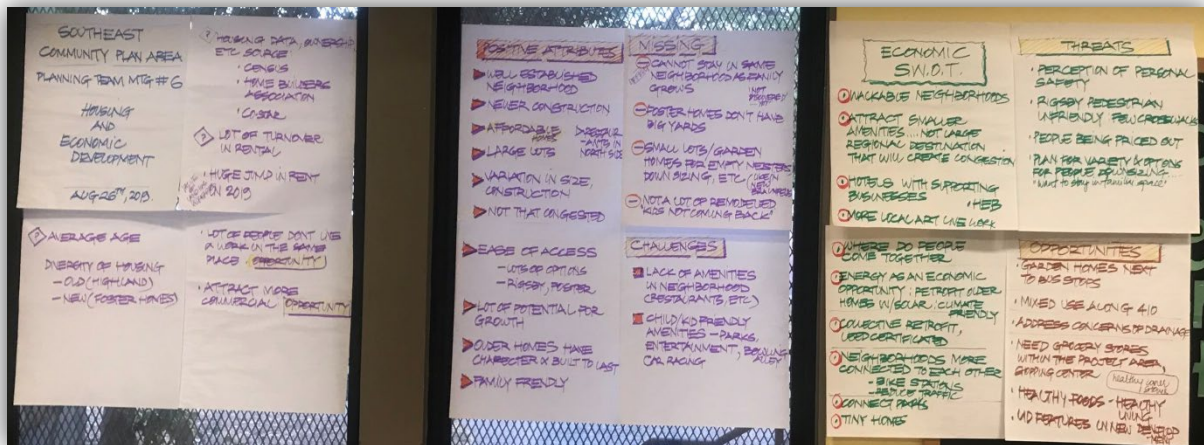
The Planning Team identified the attracting new businesses and more employment to area as an opportunity, which would provide closer jobs to residents. There are opportunities for growth in the area, which could increase activity for businesses and create places for interaction amongst residents. Connecting neighborhoods to each other and parks through designated trails and roads with less traffic, as well as alternate methods of mobility including bikes and scooters, would provide additional method to increase interaction amongst residents. The new H-E-B distribution center along Foster Road could increase the need for closer housing options. Building live/work units in areas classified as "Employment/Flex Mixed Use could encourage live/work units or business incubators, which could serve as a catalyst tool for local economic development. Energy use was also identified as an economic opportunity, in which older homes could be retrofitted with climate and environmentally-friendly systems, including solar panels and other LEED projects. Garden-styled homes near transit facilities, mixed use along Loop 410, and introducing tiny homes in place of traditional manufactured mobile homes, were all recommendations for new housing opportunities.

Threats

Threats included the inability to remain within the same neighborhood as a family grows, or as an individual ages and become "empty nesters", due to rising costs of living and homes, or a lack of housing types. Another potential threat was introducing regional scaled destinations that could create undesired



and unsafe traffic congestion issues. Perception and reality of personal safety was of concern for residents, as they walk around their neighborhoods and along busy streets like Rigsby, which lacks crosswalks.



Allocation Exercise

After the discussion on housing and economic SWOT analysis, staff facilitated an exercise in which participants were asked to physically place small game pieces on an opportunity map showing vacant, underutilized, and publicly-owned properties. Participants were asked to refer to the draft Southeast land use map as reference for potential future housing development projects. The game pieces represented different housing densities that correlated with a different housing type and density.



Along Gevers, Duplex/Triplex/Quadplex was recommended on vacant lots near McCreless Shopping Center. On vacant and underutilized parcels within Pasadena Heights, a variety of housing types were recommended including Urban Quadplex/Infill Development, Compact Single-Family, and Smaller Scale Multi-Family. The developable land on the former Pecan Valley Golf Course was identified as Traditional Single-Family, while a nearby vacant parcel south of Southcross was identified as Compact Single/Garden Homes. On a large vacant parcel along Roland Avenue, the group identified the area suitable for Townhomes, which has also been identified as Neighborhood Mixed Use on the draft future land use map. The focus area previously identified on the large vacant lot along Alma and Sinclair was identified as Urban Mixed Use and could be appropriate for Urban Quadplexes, Townhomes, and Mixed-Use Multi-family. Alma was also identified as potential connection from Rosillo Creek and Salado Creek. The focus area near the W.W. White and Southcross intersection was identified as Mixed-Use Multi-



Family, while the focus area along Loop 410 was identified as both Walk-Up and Mixed-Use Multi-Family on a large vacant parcel. Further down New Sulphur Springs, on large vacant and underutilized parcels, planning team members recommended Traditional and Compact Single-Family housing. Both Compact and Traditional Single-Family were recommended on parcels along Foster Road, and within the Foster Meadows subdivision. The Lakeside focus area, of which was identified as Urban Mixed-Use on the future land use map has been recommended for Walk-Up and Mixed-Use Multi-Family.

Place Types

Staff also introduced “Place Types” to the group, which are prototypes of desired and appropriate development patterns with a desirable mix of land uses, city form, public spaces, roads, parking and other infrastructure. The planning team identified Hackberry as appropriate for the Neighborhood Main Street place type model. Any future development along Rosillo Creek was identified as appropriate for the Trail Oriented Development place type. Other potential place types suitable for the Southeast area were Community Corridor and High Capacity Transit Corridor, however, the planning team did not identify specific locations suitable for those place types in the area.





NEXT STEPS:

Planning staff will analyze the discussion and exercise results as well as provide updates to the planning team.

Planning Team Meeting #7: Housing and Economic Development Strategies Part 2

Wednesday, October 2, 2019; 5:30 PM-7:30 PM; Schaefer Library

Community Meeting #2 – Public Open House

Week of November 4th; 5:30 pm – 7:30 pm; Southside Lions Senior Center

Meeting summaries and presentations will be available on the sub area plan website at <https://southeast.sacomplan.com/> under the Library > Document Library tabs.

If you have any questions about the Southeast Community Area Plan, please contact Project Manager: Shepard Beamon, City of San Antonio Planning Department.

Email: shepard.beamon@sanantonio.gov

Phone: (210) 207-0244

