



August 23, 2021

Mr. Erik Walsh
City Manager
City of San Antonio
100 Military Plaza
San Antonio, Texas 78205

Dear Mr. Walsh:

The San Antonio Housing Authority (SAHA) is kindly seeking your support for \$40 million in future bond funds to finance the redevelopment of the 81-year-old Alazan Courts, the city's oldest public housing community. Additionally, we believe the poor condition of the existing electrical, water, street and neighborhood infrastructure will require significant additional investment by CPS Energy, SAWS and the City of San Antonio (COSA), which we have estimated below based on historical costs at East Meadows, the former site of the Wheatley Courts.

As you are aware, the near Westside community has suffered from decades of economic isolation, housing disinvestment and increased concentration of poverty. While there have been efforts in the past to redevelop the community, including most recently, none of the efforts have focused on retaining the existing public housing portfolio for use by future generations.

Given the toll of this historic pandemic on the residents of the community, including long-term credit damage and financial hardship, SAHA is committed to retaining — or increasing if possible — the existing 501 public housing units currently in the Alazan community. We envision a new community with high-quality, affordable, sustainable and with all the modern conveniences, such as central air conditioning, washer and dryer connections, spacious livable spaces for families and adequate infrastructure below and above the ground.

To build the Alazan redevelopment, we will require COSA's financial commitments on two fronts: the construction of new, modern housing and vital infrastructure including water, power, sidewalks and streets.

Based on SAHA's experience and the COSA's Displacement Policy, this type of redevelopment will require more than \$300 million of public/private funding to bring it to fruition. SAHA is humbly

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requesting assistance from COSA as listed below:

Total housing bonds for construction of new Alazan units: \$40 million

SAHA estimate of infrastructure needs, based on the historical needs at Wheatley/East Meadows:

- CPS electrical infrastructure demolition and new infrastructure: \$6.8 million
- COSA and SAWS funds for water, sewer and streets within the neighborhood surrounding the site: \$24 million
- City and SAWS funds for water, sewer and streets directly within the Alazan Courts redevelopment sites: \$4.4 million

Total estimated infrastructure investment by CPS, SAWS, and COSA: \$35.2 million

With the 2022 bond election on the horizon and other federal resources sent to COSA, SAHA is kindly requesting support from COSA toward this revitalization effort over the next 7 years.

SAHA is in the process of selecting a master planner for a preliminary analysis of the Alazan community, including options for redevelopment and a refined cost analysis. The master planner will engage closely with residents, community and stakeholders to envision the new development. It is the agency's desire to redevelop the property by first building units on vacant land and then rebuilding in multiple phases to prevent displacement of residents living on site. The primary goal is to provide the option for Alazan residents to remain in the community, if they wish to do so.

SAHA successfully partnered with COSA in 2013 to transform the former 246-unit Wheatley Courts public housing community by committing more than \$20 million dollars toward the housing and surrounding infrastructure. This new community, now known as East Meadows, stands as a testament to the collaboration and commitment to improve the quality of life for the most vulnerable in our city.

Alazan was disregarded from San Antonio's growth and economic success for the last eight decades. It is time to integrate the Alazan community into the larger San Antonio community so that it too can thrive and contribute to the city's future. Alazan's triumph will undoubtedly be San Antonio's triumph.

We welcome the opportunity to meet with you to discuss the long awaited redevelopment effort of the Alazan Courts. We will follow up with your office to schedule a meeting at your earliest convenience.



Best wishes,

Ed Hinojosa, Jr.
President and CEO
San Antonio Housing Authority

CC:

Mayor Ron Nirenberg

Mario Bravo, Councilmember, District 1

Jalen Mckee-Rodriguez, Councilmember, District 2

Phyllis Viagran, Councilmember, District 3

Dr. Adriana Rocha Garcia, Councilmember, District 4

Teri Castillo, Councilmember, District 5

Melissa Cabello Havrda, Councilmember, District 6

Ana Sandoval, Councilmember, District 7

Manny Pelaez, Councilmember, District 8

John Courage, Councilmember, District 9

Clayton Perry, Councilmember, District 10

María Villagómez, Deputy City Manager

Lori Houston, Assistant City Manager

Verónica R. Soto, Director, Neighborhood and Housing Services Department

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