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## Summary of Public Meeting

Alazán-Apache Courts Expansion Section 106 Consulting Party ■ San Antonio, Texas  
Terracon Project No. 96237642  
February 6, 2024

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As part of Opportunity Home San Antonio's compliance with Section 106 of the National Historic Preservation Act, a public meeting for the Alazán-Apache Courts Expansion was held in the Alazán Community Center, at 1011 South Brazos Street, San Antonio, Bexar County, Texas, on January 30, 2024, from 6:00 pm to 7:00 pm (CST).

Participants to the meeting included representatives from Opportunity Home San Antonio, Able City, Texas Historical Commission (THC), the City of San Antonio Office of Historic Preservation, Historic Westside Residents Association, Westside Preservation Alliance, residents, and Terracon.

The meeting addressed the following:

### 1. Introduction of Project Team and Roles

- A. Terracon: Heather Puckett, Senior Architectural Historian leading the Memorandum of Agreement process; Beth Valenzuela, Senior Architectural Historian who prepared the historic resources survey documentation for the Alazán-Apache Courts Expansion project; and, Jennifer Peters, NEPA Program Manager leading the NEPA process for the project.
- B. Opportunity Home San Antonio

### 2. Summary of the Section 106 Process

- A. Overview of the Process
- B. Project Summary
- C. Identify Stakeholders
  - i. Lead Agency – U.S. Housing and Urban Development
  - ii. Responsible Entity – Opportunity Home San Antonio
  - iii. State Historic Preservation Office (SHPO)
  - iv. Tribal Historic Preservation Offices (THPO)
  - v. Local Government – City of San Antonio Historic Preservation Office
  - vi. Public Involvement

#### D. Identify Historic Properties

- i. Perform Surveys for Architectural Resources
- ii. Terracon was hired in 2019 to conduct a survey and recommended the Alazán-Apache Courts as eligible for the National Register of Historic Places (NRHP).
- iii. SHPO (THC) concurred that Alazán-Apache Courts is eligible for the NRHP as a historic district and that Alazán Community Center is individually eligible for the NRHP.

#### E. Determination of Effect

- i. THC made a finding of Adverse Effect to Historic Properties.

### 3. Section 106 Process: Resolution of Adverse Effect

#### A. Avoid or Minimize the Adverse Effect

- i. Background
- ii. Project Summary

#### B. Design Considerations

- i. Avoid the Adverse Effect
- ii. Minimize the Adverse Effect by Incorporating the Existing Building into the Design
- iii. Minimize the Adverse Effect by Limiting the Building Footprint to the Area of Existing Baseball Field behind the Alazán Courts Community Center and the open green space on the block to the west
- iv. Purposes and Needs
- v. Previous Public Meetings and Residential Comments

#### C. Mitigation of the Adverse Effect

- i. Framework to Facilitate Discussion
- ii. Open Discussion

#### D. Agency and Consulting Parties Work to Reach Agreement on a Resolution

- i. Develop Memorandum of Agreement (MOA)
- ii. Determine Stipulations

#### 4. Results of Open Discussion

A. For the open discussion, participants were encouraged to answer three primary questions:

- i. Why is Alazán-Apache Courts significant?
- ii. To whom is Alazán-Apache significant?
- iii. With those two points considered, what are creative mitigation options that
- iv. will capture the story of Alazán-Apache Courts and convey its significance to current and future generations?

B. Participants arranged into four groups and presented their responses:

- i. Why is Alazán-Apache Courts significant?
  1. Alazán-Apache Courts was the first public housing in San Antonio and the first public housing in all of the United States.
    - a. And its still here.
- ii. Alazán-Apache Courts represents historical significance and the need for public housing.
  1. Eleanor Roosevelt visited Alazán-Apache Courts and many famous people grew up here, including Rita Vidaurri (1924-2019, Tejana Ranchera/Bolero Singer) and Eva Garza (1917-1966, American singer and film actress).
  2. Alazán-Apache Courts addresses extremely low-income housing and offers stability. "It keeps us off the streets."
  3. Alazán-Apache Courts provides affordable housing to families that live here.
  4. Alazán-Apache Courts serves as a gate keeper to the west side.
- iii. To whom is Alazán-Apache significant?
  1. Alazán-Apache Courts is important to the families that live here; to the community; and to the history of San Antonio.
    - a. It is a close-knit community.
  2. Alazán-Apache Courts is important to the neighborhood (core identity), tenants, and residents.
  3. Alazán-Apache Courts is important to the community.
  4. Alazán-Apache Courts is important to the Public School System.
  5. Alazán-Apache Courts is important to the entire city of San Antonio.

6. Alazán-Apache Courts offers a connection through generations of family and friends, with an emphasis on Mexican-American families.
7. Alazán-Apache Courts is important to historians and staff of the San Antonio Office of Historic Preservation.
- iv. With those two points considered, what are creative mitigation options that will capture the story of Alazán-Apache Courts and convey its significance to current and future generations?
  1. Incorporate a motif or mural in new building design
    - a. Retain Spanish Colonial Revival look
    - b. Keep the streetside beautiful
  2. Perform additional Oral History interviews [consider long term storage and curation]
  3. Expand upon the Esperanza Peace and Justice Center Display
  4. Create videos for YouTube or other social media platforms [consider accessibility]
  5. Ideas include a monument or tribute to Father Carmelo Antonio Tranchese
  6. Community Story Board with History [consider accessibility]
  7. Online Storyboard Museum [consider accessibility]
  8. Possibly incorporate QR Codes [consider accessibility]
  9. Utilize green space
    - a. Hardscape versus landscape
    - b. More trees, shrubs, and less paving
    - c. Gardens for the community
  10. Provide spaces for community interaction
    - a. Community building
    - b. Barbeque (BBQ) pits
    - c. Gazebos
    - d. Children's Play Spaces
  11. Mitigate the Heat Island Effect
  12. Incorporate native plants, xeriscape as landscape

## C. Next Steps

### i. Work to Reach an Agreement

1. Develop a Mitigation Plan
2. Achieve consensus on the mitigation stipulation(s) and develop a Memorandum of Agreement (MOA)

## 5. Questions and Concerns

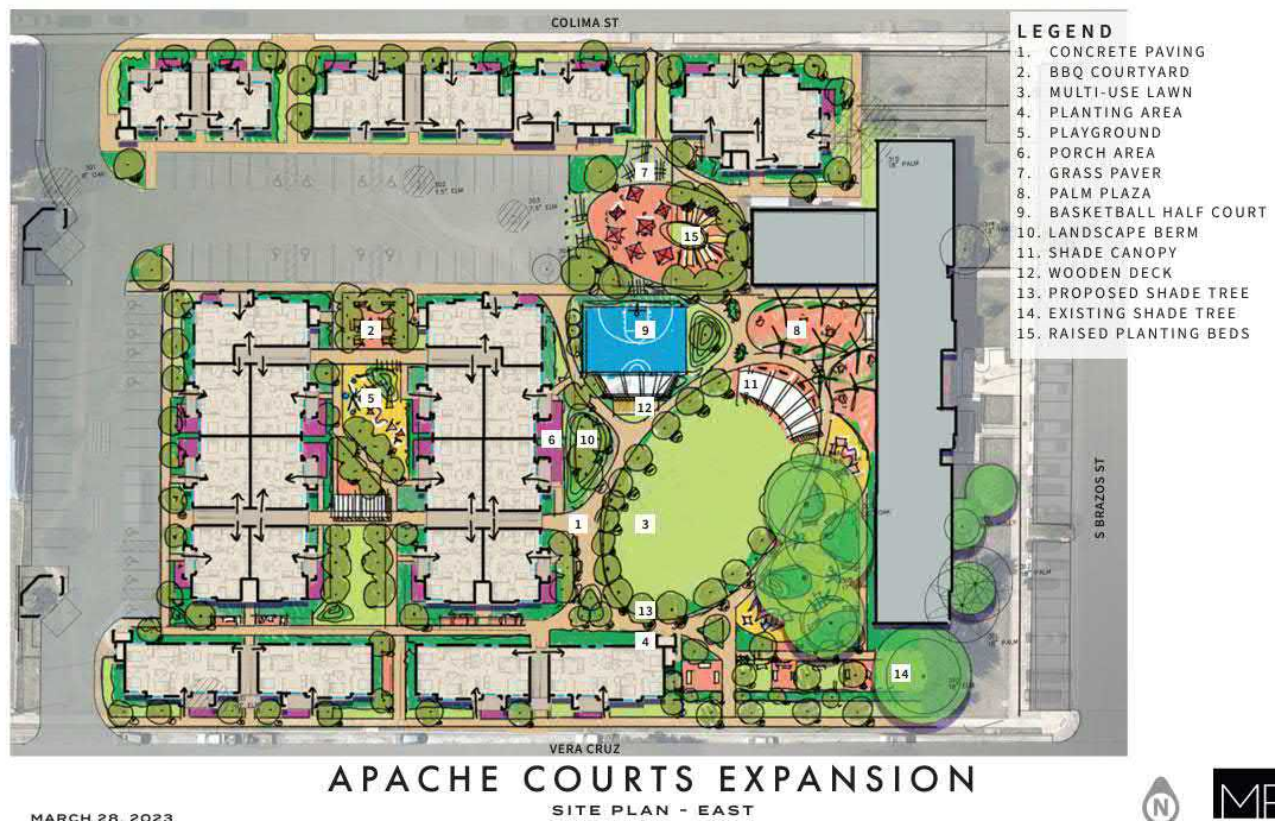
A. Participants asked for copies of the presentation

B. Participants asked for additional information on Terracon

i. When did Terracon become involved?

ii. What is Terracon's role?

C. Participants asked if the basketball courts directly behind [to the west] of the Community Center would be retained. Note: the most recent design for the complex indicates the basketball courts will be relocated to the west. See schematic below.



- D. Participants asked why invitations did not go out to all of the groups that should have been involved?
- i. It is triggering that the people who pushed to have displacements be in charge of public meetings.
  - ii. It should include more of the community.
- E. Participants asked what is the Adverse Effect?
- i. Loss of green space and original design features to the setting, such as the sense of community, clothes lines, playgrounds, parking outside.
  - ii. Loss of baseball field but retention of/new basketball court
- F. Participants have not seen a landscaping plan for the proposed Alazán-Apache Courts Expansion project.

## 6. Proposed Project Timeline

Task	Planned Due Date	Completion Date
Prepare list of stakeholders and consulting parties that will be invited to attend public meeting	12/29/2023	12/22/2023
Prepare draft e106 application to request ACHP involvement; transmit to Opportunity Home for review and comment	12/29/2023	1/4/2024
Finalize date and location of public meeting	12/29/2023	1/4/2024
Upload e106 application to ACHP	1/5/2023	1/23/2024
Send invitations to public meeting	1/10/2024	1/24/2024
Prepare draft presentation for meeting; transmit to Opportunity Home for review	1/12/2024	1/25/2024
Facilitate Public Meeting	by 1/31/2024	1/30/2024
Transmit meeting notes to Opportunity Home and consulting parties for review and comment	+ 5 business days after meeting	2/6/2024
Draft Memorandum of Agreement; transmit to Opportunity Home for review	+ 15 business days after meeting	[2/20/2024]

Task	Planned Due Date	Completion Date
Transmit MOA to consulting parties (SHPO and ACHP if they choose to consult) for review and comment	+ 5 days after receiving Opportunity Home comments	TBA
Revise MOA; transmit to Opportunity Home for review	+ 5 days after receiving consulting parting comments	TBA
Finalize MOA and route for signatures	+ 5 days after receiving Opportunity Home comments	TBA

**Attachments:** Presentation Slides

## ATTACHMENT A

### **Summary of Public Meeting - Presentation Slides**

Alazán-Apache Courts Expansion Section 106 Consulting Party ■ San Antonio, Texas

Terracon Project No. 96237642

February 6, 2024

# Alazán-Apache Courts Expansion

Section 106 – Consulting Party Meeting  
Alazán Courts Community Center

January 2024

# Welcome!

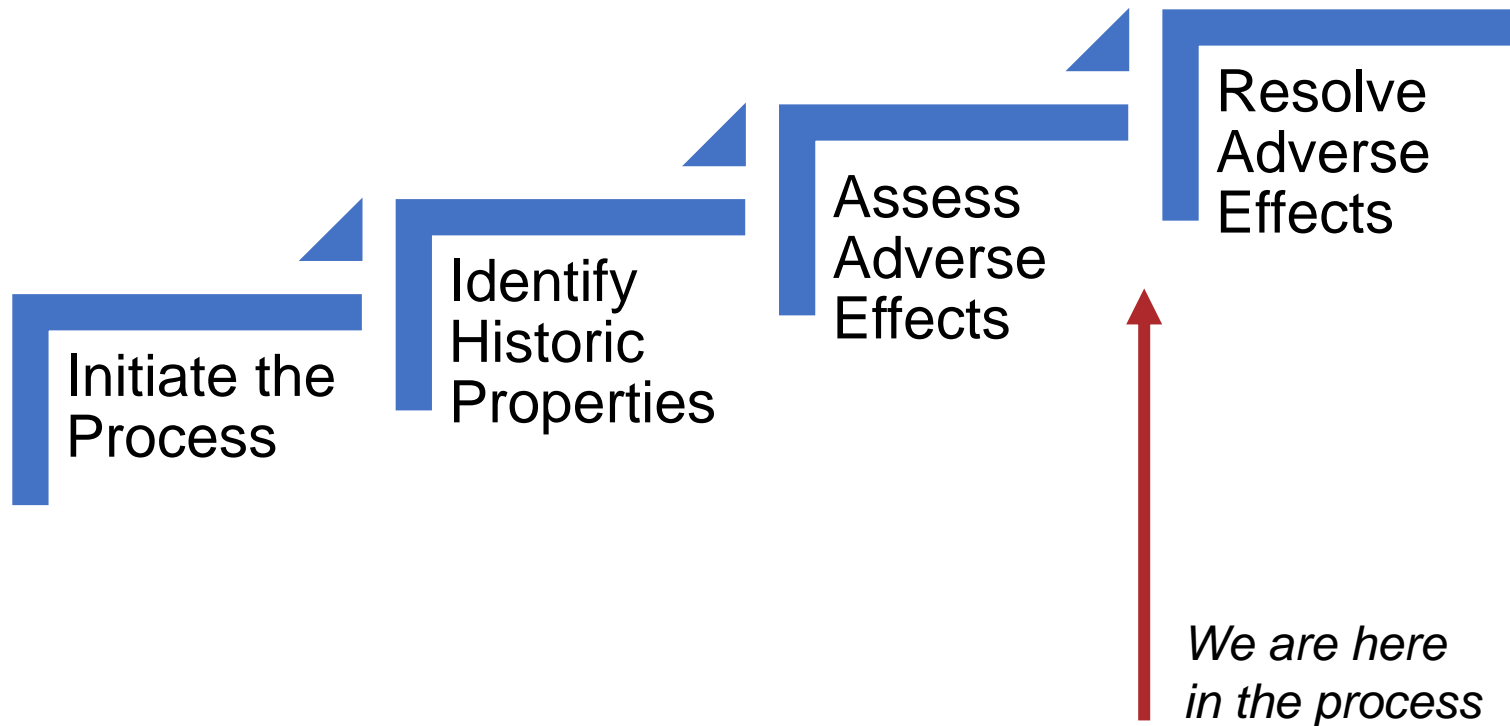
## Meeting Overview

- Summary of Section 106 Process
- Historical Significance of Alazán-Apache Courts Community Center
- Proposed Project and Finding of Effect
- Efforts to Avoid or Minimize the Adverse Effect
- Open Discussion Related to Mitigation of the Adverse Effect
- Meeting Summary and Next Steps



# Section 106 Overview

## National Historic Preservation Act and Section 106

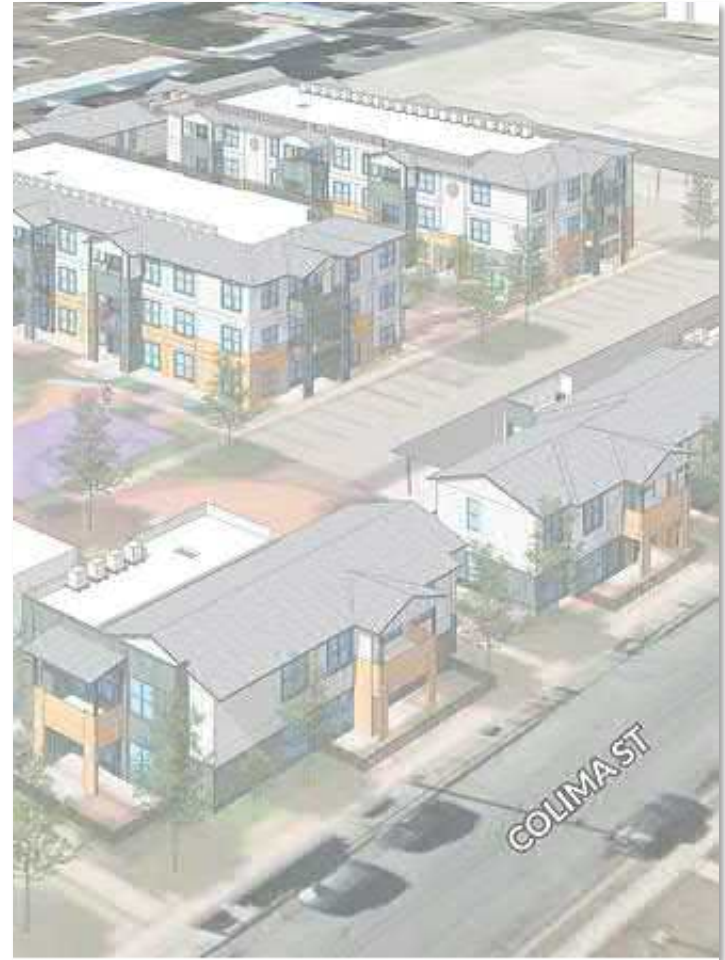


# Section 106 Overview

## Initiate the Process

Project is an “Undertaking” that has potential to cause effects

- Federal “Hook”
  - Construction
  - Rehabilitation/Repair
  - Demolition
  - Licenses, Permits, Loans, Grants, Funding
  - Property Transfers



# Section 106 Process

## The Undertaking

### Project Summary

- Alazán Courts, located at 1011 South Brazos Street, San Antonio, Bexar County, Texas, includes parcels at Vera Cruz and Colima Streets. The Land Jurisdiction is the City of San Antonio, a political subdivision of the state.
  - The existing two-story multi-family buildings on the 2.766-acre parcel were constructed in 1941, as part of a larger housing complex, under the Wagner-Steagall Housing Act of 1937.
- Opportunity Home San Antonio proposes to construct new, infill multi-family housing units on two parcels. The project area includes approximately 6.504 acres of land within the public housing complex. The planned development, as proposed, maximizes the number of residential housing units available on the site.
  - The multifamily housing project proposes to construct five, two-story buildings along Vera Cruz and Colima streets and two, three-story buildings centered within the 3.738-acre parcel.
  - Three two-story buildings will be constructed along S. San Jacinto Street and centered within open courtyard space to the west.

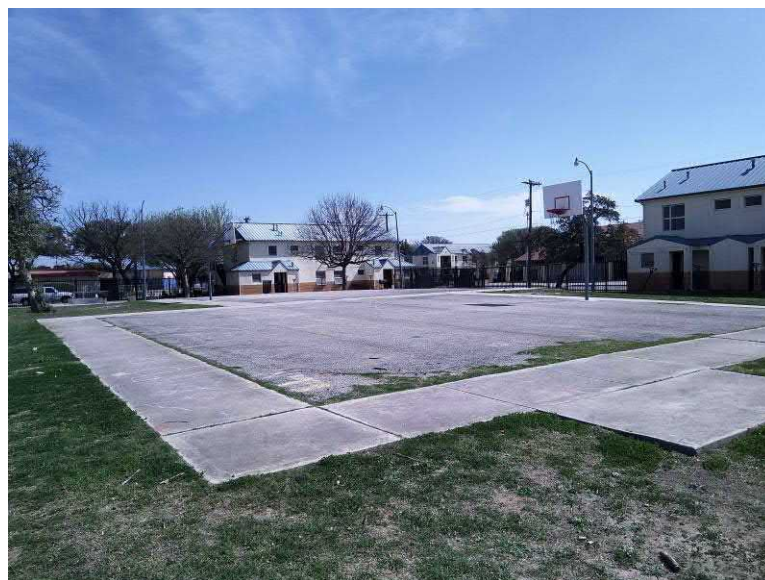












# Alazán Apache Expansion Site Plan





CONCEPTUAL DESIGN - PERSPECTIVE

able city

ALAMO  
ARCHITECTS





# Section 106 Overview

## Identify Parties for Consultation (Stakeholders)

### Lead Federal Agency

- U.S. Department of Housing and Urban Development (HUD)

### Responsible Entity

- Opportunity Home San Antonio

### State Historic Preservation Office

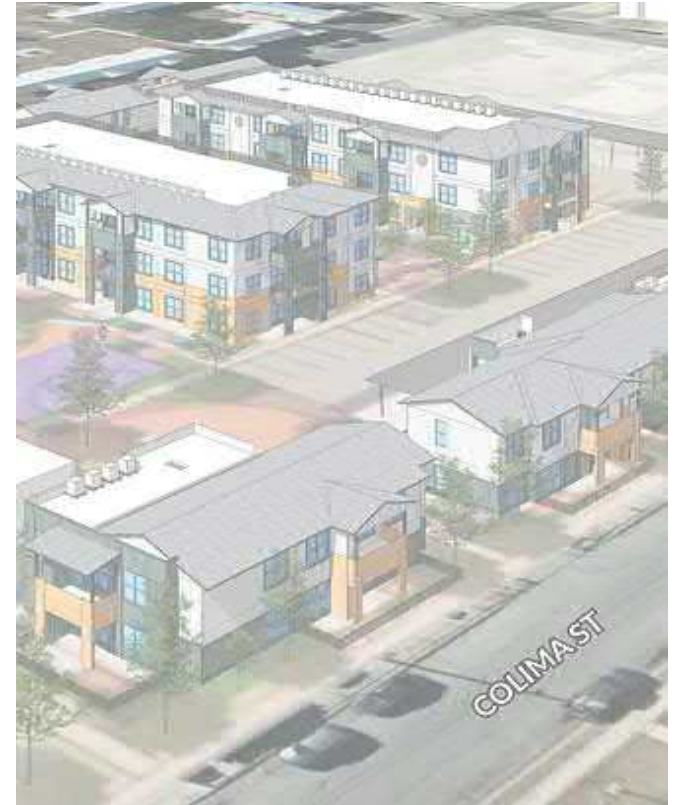
- Texas Historical Commission

### Tribal Historic Preservation Office

### Local Government

- San Antonio Office of Historic Preservation

### Public Involvement



# Section 106 Overview

## Identify Historic Properties

### Perform a survey for architectural resources

- Identify the presence of resources over 50 years of age.
- Determine if resources are eligible for the National Register of Historic Places (NRHP), a State Register, or are locally significant.
- Evaluate using the NRHP Criteria or Criteria Considerations:
  - A: Associated with historical events
  - B: Associated with significant persons
  - C: Examples of significant architectural/engineering feats
  - D: Properties that can yield additional information
- Characteristics of Integrity
  - Design
  - Setting
  - Location
  - Materials
  - Workmanship
  - Feeling
  - Association

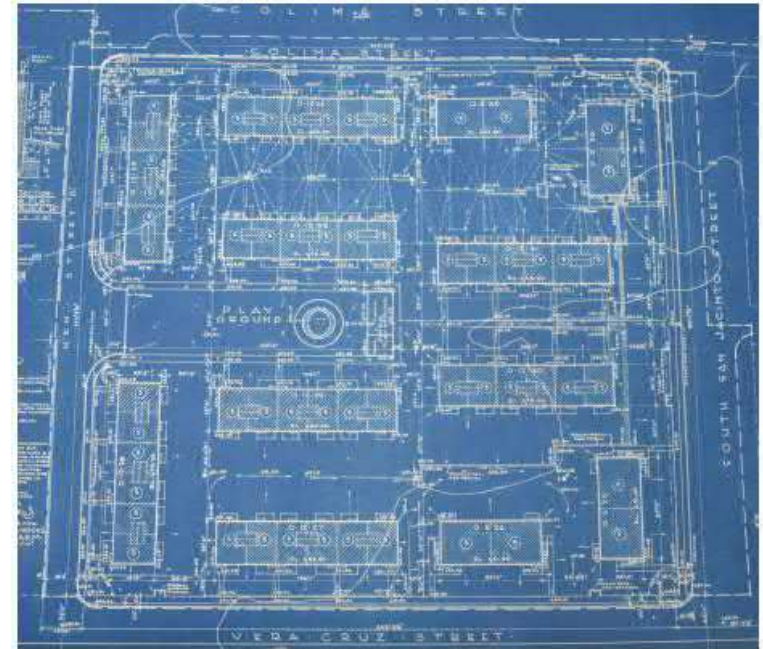


# Section 106 Process

## Identify Historic Properties

### Alazán–Apache Courts

- Housing complex located on the West Side of San Antonio, north of Guadalupe Street and west of I-10
- Apache Courts, located south of Guadalupe Street, is a sister property to Alazán Courts.
- Named for their proximity to Apache and Alazán Creeks
- Built in the late 1930s, Alazán-Apache Courts addressed inadequate living conditions for low-income Mexican-American families.
- Among the first affordable housing developments in San Antonio, making them a crucial part of the social history of the city



# Section 106 Process

## Identify Historic Properties

### Alazán-Apache Courts Community Center

- Spanish Colonial Revival building constructed as the Administration Building for the Alazán-Apache Courts housing complex. Later converted for use as a Community Building.
- Few changes to the overall design of the building. Retains distinct architectural features to retain integrity of design.
- Built in 1941, the Community Building has evolved over time, while retaining its sense of historic setting, many original materials, and sense of feeling and association to the public housing complex.
- Retains elements of its Spanish Colonial Revival style with a unique level of detail, such as the concrete cornice clay tile, concrete cast columns and secondary entryway, as well as two circular tile vents above the windows with decorative tiles and decorative metal grate covers

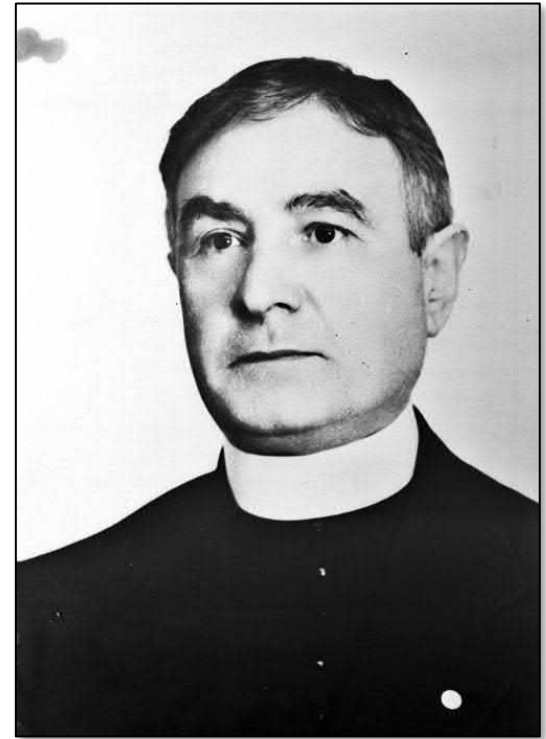


# Section 106 Process

## Identify Historic Properties

### Father Carmelo Antonio Tranchese (1880-1956)

- Prior to 1938, families in underprivileged Mexican-American neighborhoods lived in structures made of scrap materials with dirt floors, tin roofs, no indoor plumbing, and primitive sanitation.
- Italian Catholic priest assigned to Our Lady of Guadalupe
- Advocated for the construction of Alazán-Apache courts, along with First Lady Eleanor Roosevelt
- Instrumental in securing additional U.S. Housing Authority (USHA) loans and annual subsidies to house other impoverished communities in San Antonio: Victoria, Lincoln, and Wheatley Courts
- Father Tranchese served as a San Antonio Housing Authority (SAHA) Commissioner.







# Section 106 Process

## Assess Adverse Effect

### Identification of Historic Properties

- The Texas Historical Commission (THC) reviewed the project and determined the Alazán-Apache Courts complex to be **Eligible as a Historic District** for inclusion on the National Register of Historic Places (NRHP).
- THC also determined the Alazán Community Center as **NRHP-individually Eligible**.

### Determination of Effect

- As part of its project review, THC made a finding of **Adverse Effect to Historic Properties**.

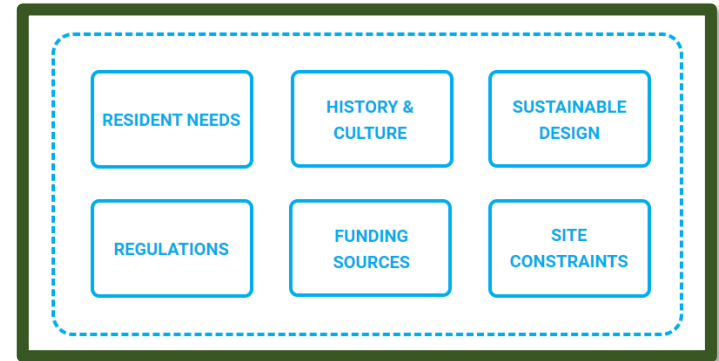
# Section 106 Process

## Resolution of Adverse Effect – Avoid or Minimize the Adverse Effect

### 1. Design Consideration – Avoid the Adverse Effect

Opportunity Home selected the site for the development based on a variety of factors:

- Ability to maintain Alazán Courts as public housing
  - Retain 501 units
  - No displacement from neighborhood
- Preserve the look and feel of the neighborhood
  - Reuse existing buildings along Brazos Street to create a new community center
- Preserve the look and feel of the neighborhood
  - Reuse existing buildings along Brazos Street to create a new community center
  - Preserve and rehabilitate all of the street-facing existing buildings.
- Upgrade to Modern Building Standards

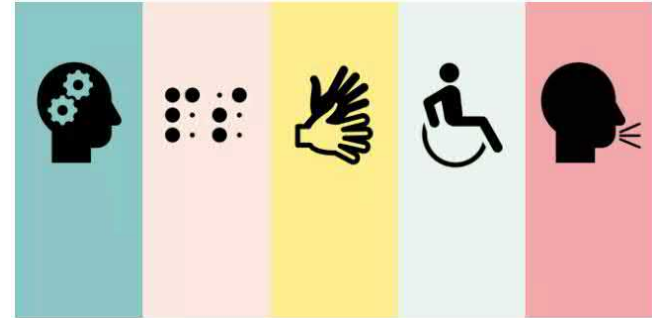


# Section 106 Process

## Resolution of Adverse Effect – Avoid or Minimize the Adverse Effect

### 1. Design Consideration – Avoid the Adverse Effect (continued)

- Build more public housing
- Improve ADA Accessibility
  - Increase ADA Accessible Units and improve accessibility throughout the site
- Reconfigure buildings to accommodate larger unit dimensions
  - Increase Unit Sizes and the percentage of one-, three- and four-bedroom units
  - Decrease percentage of two-bedroom units
  - Replace existing buildings on the interior of the courts with new three-story buildings to add additional units while preserving green space



# Section 106 Process

## Resolution of Adverse Effect – Avoid or Minimize the Adverse Effect

### 1. Design Consideration – Avoid the Adverse Effect (continued)

- Respond to Shifting Floodplain
  - Remove buildings in floodplain
- Change City-Wide and Neighborhood Housing Needs
- Improving streetscape and green spaces
  - Create new green spaces and a new park along the creek
  - Amenities for all ages within each block
- The project is necessary, and the Adverse Effect cannot be avoided.



# Section 106 Process

Resolution of Adverse Effect – Avoid or Minimize the Adverse Effect

## 2. Design Consideration – Minimize the Adverse Effect by Incorporating the Existing Buildings into the Design

- Utilize existing exterior infrastructure
- Modify interior structure to resize units to meet the required housing standards



For these reasons, it was concluded that a portion, but not all, of the Alazán-Apache Courts existing housing units could be good candidates for rehabilitation and incorporation into the planned development.

# Section 106 Process

## Resolution of Adverse Effect – Avoid or Minimize the Adverse Effect

### 3. Design Consideration – Minimize the Adverse Effect by Limiting the Building Footprint to the Area of Existing Baseball Field behind the Alazán Courts Community Center and the open green space on the block to the west

- Construct new housing on the undeveloped portion of the existing Apache Courts
- Limits impact to historic district; many buildings will be located within the interior areas of the development instead of demolishing existing units
- Facades will complement existing buildings



For these reasons, it was concluded that the construction of new units within existing open areas would meet the need for additional housing units without the demolition of existing units.

# Section 106 Process

## Resolution of Adverse Effect – Avoid or Minimize the Adverse Effect

### Alazán Courts: Purpose and Need for the Alazán-Apache Expansion

- PURPOSE
  - To improve current living conditions at Alazán Courts and to modernize amenities found at the complex without reducing the number of units available as public housing
- NEED
  - The current configuration of Alazán Courts does not reflect the needs of the residents and the size of the existing units do not meet current HUD Minimum Property Standards.



# Section 106 Process

## Resolution of Adverse Effect – Avoid or Minimize the Adverse Effect

### Alazán-Apache Expansion: Purpose and Need for the Alazán-Apache Expansion

- PURPOSE

- To provide additional housing for those who are in economic need including eligible low-income families, elderly, and persons with disabilities and support the goals laid out in the Strategic Housing Implementation Plan that was prepared by the City of San Antonio, Bexar County, Opportunity Home, and the San Antonio Housing Trust
- The goal of the San Antonio Housing Trust is to create an additional 10,000 affordable rental units while preserving 28,000 homes and rentals by 2032.

- NEED

- Approximately 95,000 Bexar County residents do not have housing opportunities that meets their needs (fiscally and physically). Of these residents, 47% have an area median annual income of less than \$20,010. There is a deficiency of housing that is available to those identified as at risk for housing stability.



# Section 106 Process

## Resolution of Adverse Effect – Avoid or Minimize the Adverse Effect

### Previous Residential Comments that Apply to Historic Preservation

- *Preserve as many existing buildings as possible*
- *Smaller buildings to match scale of existing Alazán-Apache Courts*
- *Remove existing buildings as needed, but preserve the look and feel of the neighborhood*
- *Keep as many existing buildings as possible to help preserve the history of the neighborhood*
- *Will construction impact the foundations of existing buildings?*
- *Preserve the look and feel of the neighborhood*
- *Similar to Alazán “feel” with a “retro” look*
- *Street facing two-story that mirror existing buildings are fine*
- *Maybe a different color; the color looks flat and bland*
- *Areas for picnic*
- *Front Yard Spaces clear of bushes for family gatherings*
- *Multigenerational Play Area*
- *Excitement for playgrounds, flower beds, gathering spaces, BBQ pits*
- *Telescopes for stargazing*
- *Pinata poles*



# Section 106 Process

## Resolution of Adverse Effect – Mitigate the Adverse Effect

### Mitigation of the Adverse Effect – Framework to Facilitate Discussion

#### What is consultation?

- Seeking, discussing, and considering the views of others
- Where feasible, seeking an agreement
- Does not mandate a specific outcome



#### Active exchange of Ideas and Information between meeting participants

- Encouraged
- Desired

#### Keep an Open Mind and State your interests clearly

#### Acknowledge that others have legitimate interests.

- Please seek to understand and accommodate them in your responses

**A wide range of options will be considered that represent shared goals and allow for mutual gain for the parties involved in the Section 106 process.**

# Section 106 Process

## Resolution of Adverse Effect – Mitigate the Adverse Effect

### Discussion

- Introduction of Meeting Participants
  - State your name, affiliation, and interest in the project
- Series of Discussion Items
  - *Discussion Point 1:* Why is Alazán-Apache Courts significant?
  - *Discussion Point 2:* To whom is Alazán-Apache Courts significant?
  - *Discussion Point 3:* With those two points considered, what are creative mitigation options that will capture the story of Alazán-Apache Courts and convey its significance to current and future generations?



**LET'S  
DISCUSS**

# Section 106 Process

## Resolution of Adverse Effect – Next Steps

### Agency and Consulting Parties Work to Reach Agreement on a Resolution

- Options to Avoid, Minimize, and Mitigate Discussed with Consulting Parties (Today's Meeting)
- Based on conversations held today, a mitigation plan will be developed for review and comment by the THC, Opportunity Home, and organizations requesting Consulting Status.
- Upon approval of the mitigation plan, a Memorandum of Agreement (MOA) will be developed to document the agreement to resolve the adverse effect.
- Completion of the MOA Stipulations and submittal for review and comment by the THC
- The final agreement document and related documentation will be filed with the Advisory Council for Historic Preservation (ACHP) at the conclusion of the consultation process.



# Terracon

 Terracon  
Explore with us

# Thank you!

## Contacts

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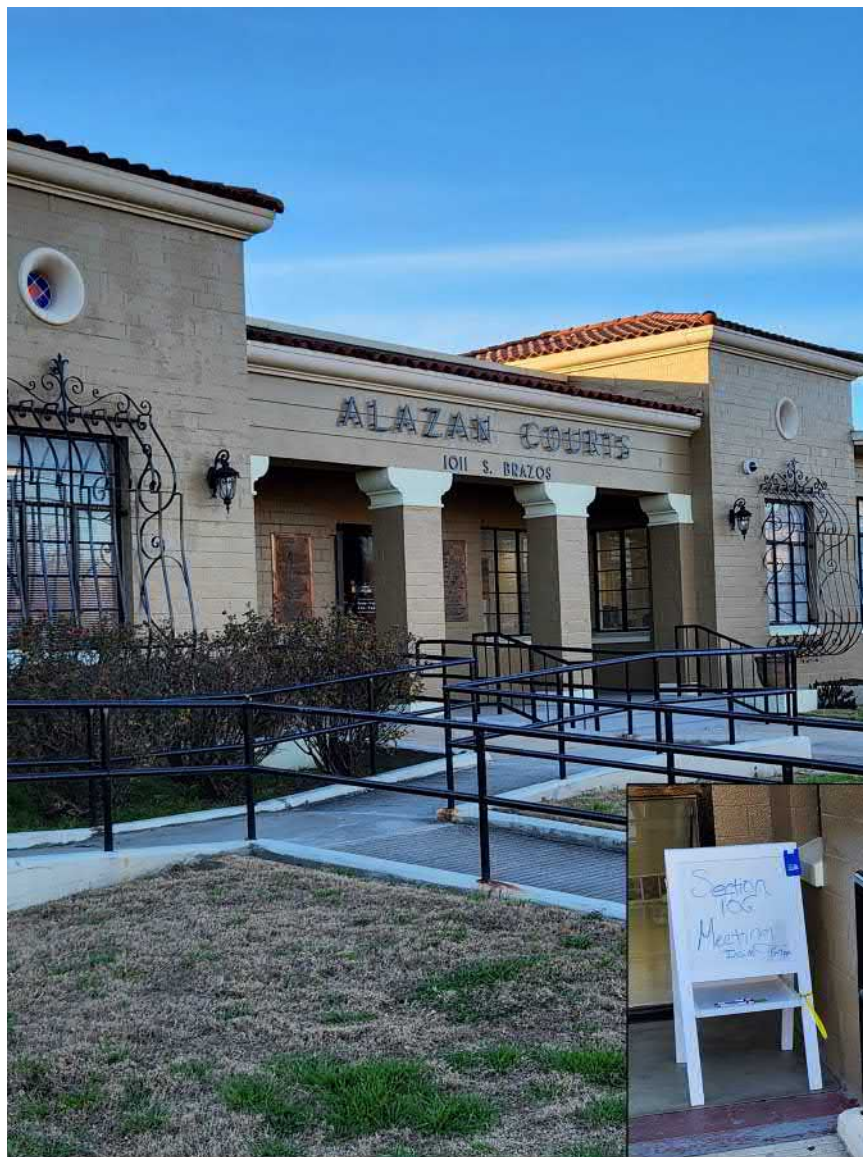
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## ATTACHMENT B

### **Summary of Public Meeting - Presentation Photos**

Alazán-Apache Courts Expansion Section 106 Consulting Party ■ San Antonio, Texas  
Terracon Project No. 96237642  
February 6, 2024



**Figure 1.** View of meeting location entrance and sign (Terracon Consultants, 2023)

[illegible][illegible]

**Figure 2.** View of meeting sign-in sheet (Terracon Consultants, 2023)



**Figure 3.** View of Heather Puckett introducing the Terracon team and a summary of the meeting goals (Terracon Consultants, 2024)



**Figure 4.** View of meeting room and presentation (Terracon Consultants, 2024)



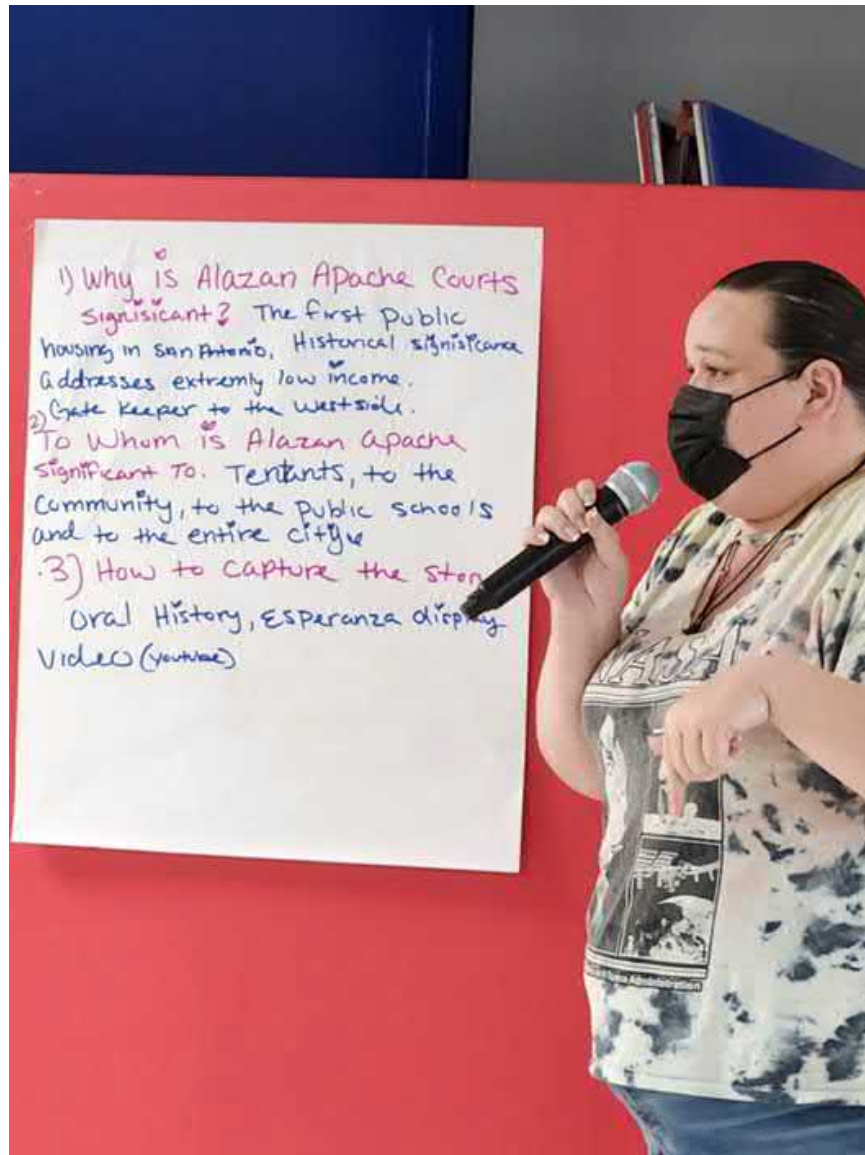
**Figure 5.** View of meeting room and participants (Terracon Consultants, 2024)



**Figure 6.** Beth Valenzuela of Terracon presenting historical significance of Alazán-Apache Courts  
(Terracon Consultants, 2024)



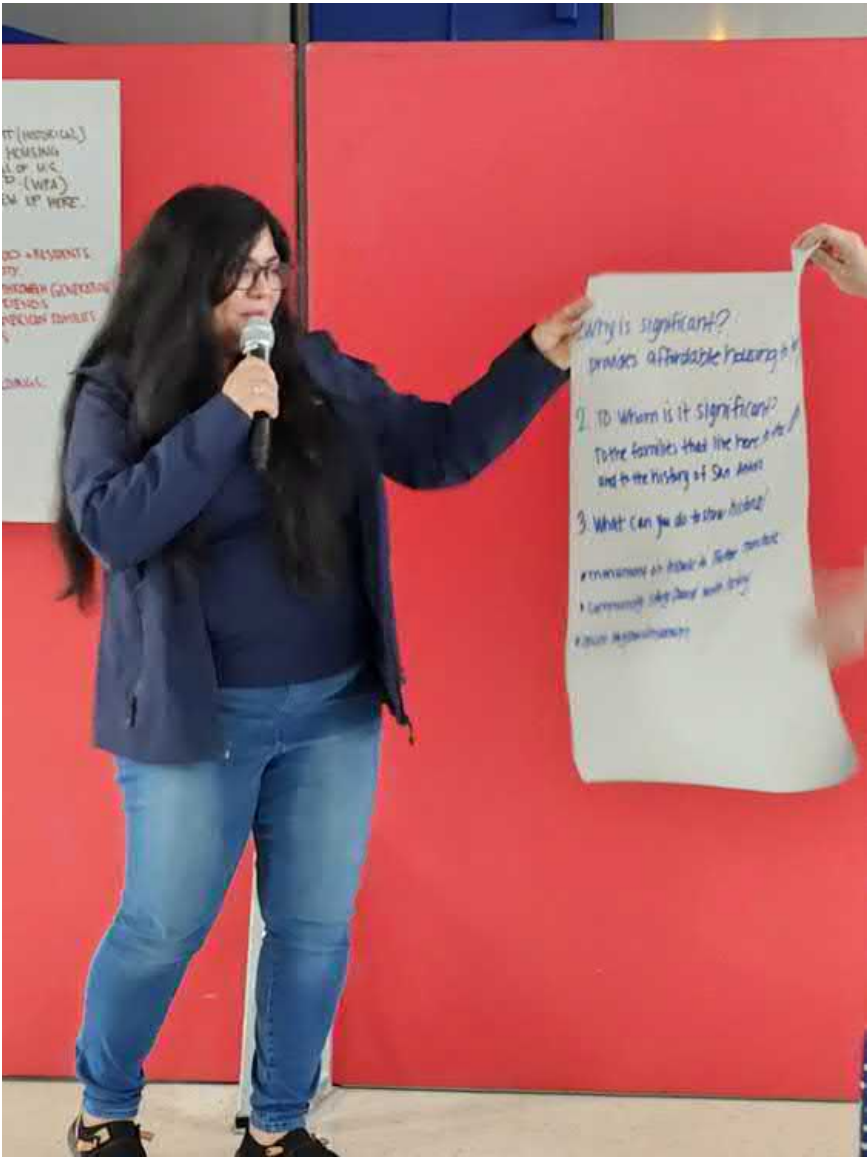
**Figure 7.** View of discussion groups (Terracon Consultants, 2024)



**Figure 8.** View of discussion group presentation, Group 1 (Terracon Consultants, 2024)



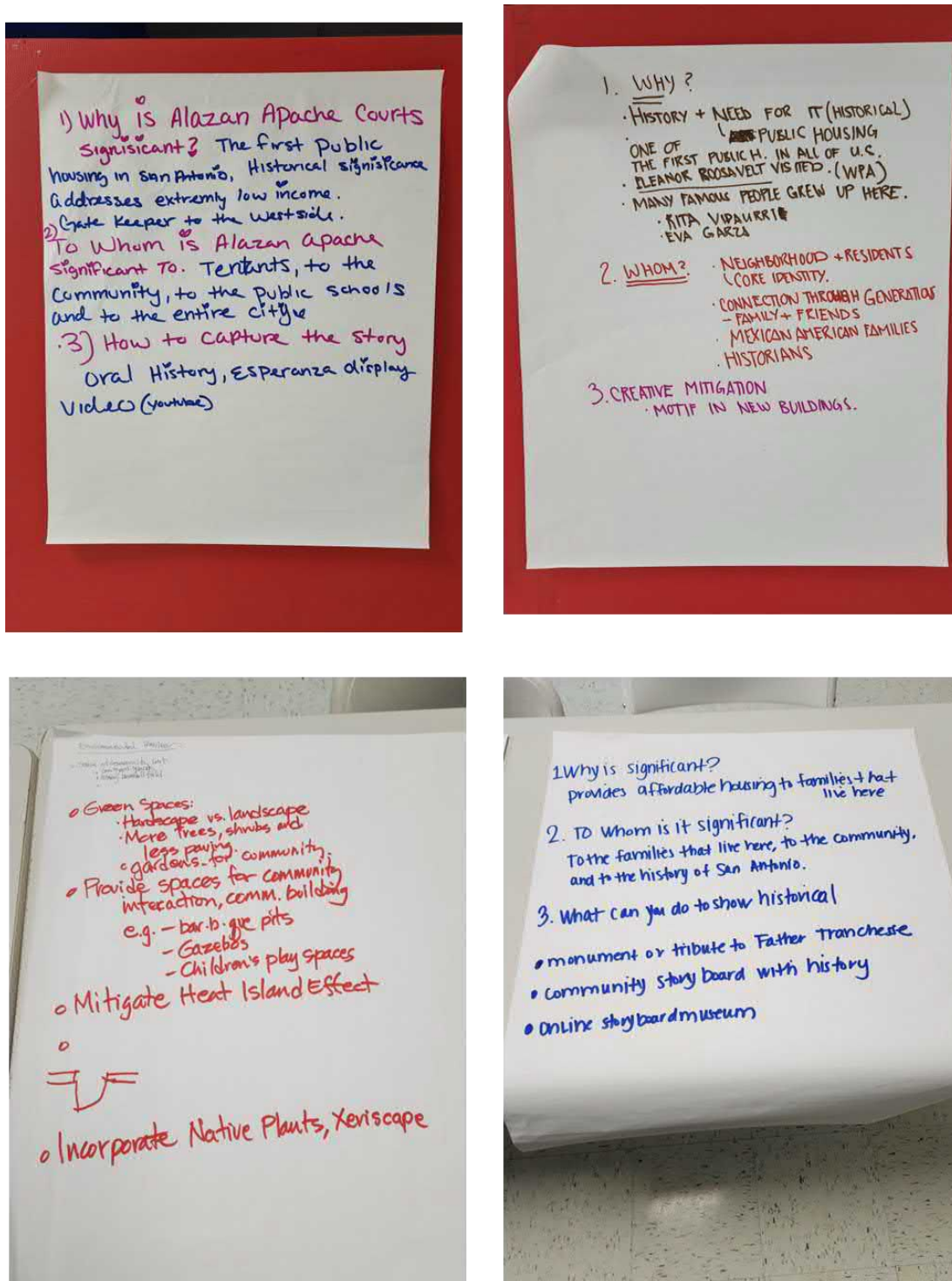
**Figure 9.** Historic Westside Residents Association Co-Chair Leticia Sanchez, Group 2 presentation (Terracon Consultants, 2024)



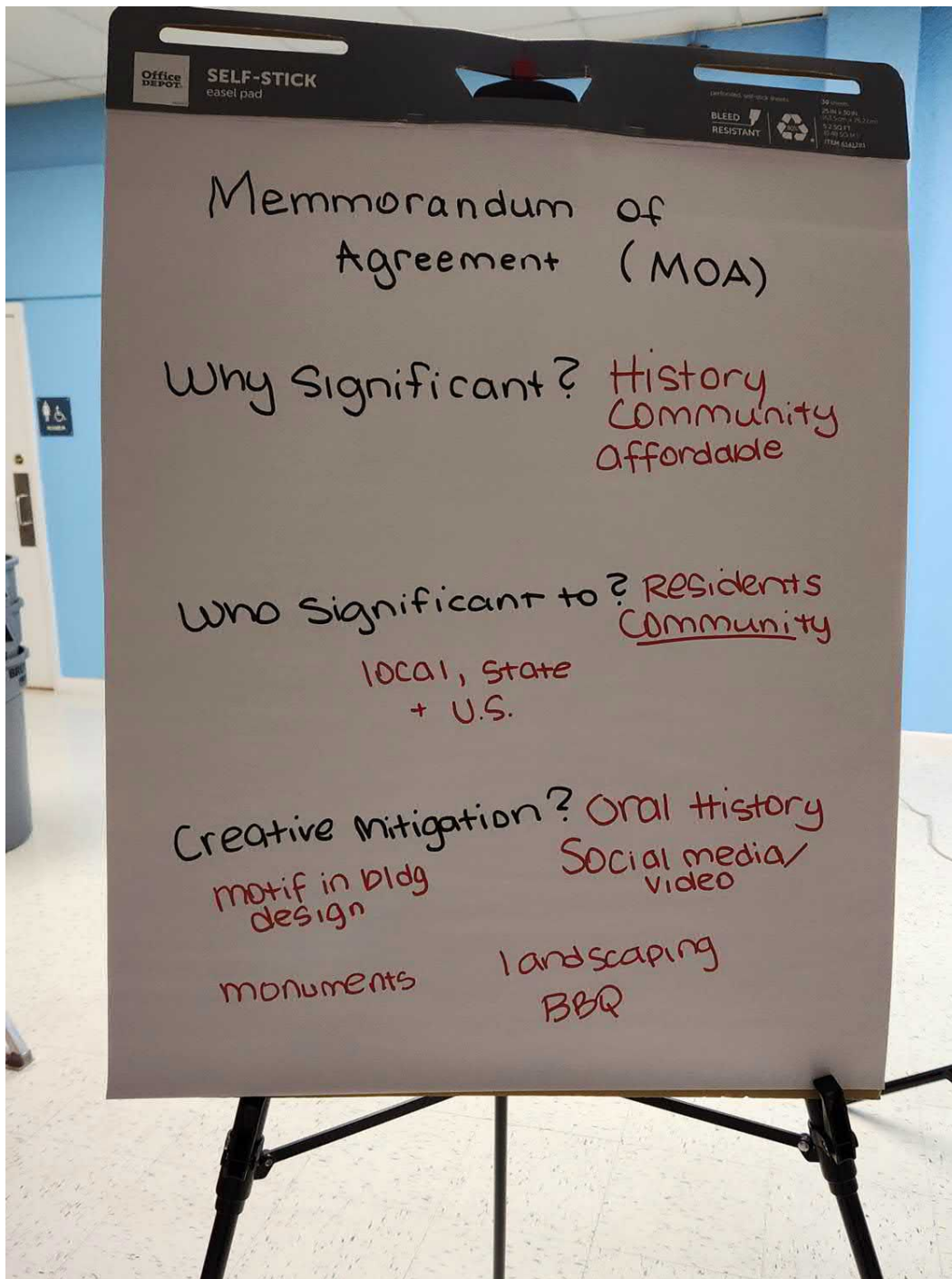
**Figure 10.** Rebecca Cerna with Opportunity Home San Antonio, Group 3 presentation (Terracon Consultants, 2024)



**Figure 11.** Ray Morales with Westside Preservation Alliance, Group 4 presentation (Terracon Consultants, 2024)



**Figure 12.** Group presentation notes (Terracon Consultants, 2024)



**Figure 13.** Summary of group presentations (Terracon Consultants, 2024)