



CITY OF NEW BRAUNFELS
WORKFORCE HOUSING ADVISORY COMMITTEE
April 21, 2021
MINUTES

Wednesday, April 21, 2021 at 4:00 p.m. virtually via Zoom.

1. CALL TO ORDER

Chairman Brian Cox called the meeting to order at 4:00 p.m.

2. ROLL CALL

WHAC Members present: Brian Cox, Alice Jewell, Dawn Schriewer, Johnnie Rosenauer, Crystal Moore, Michael Meek, Stephen Brockman, Ellen Duncan, Tommy Carden, Christopher Willis

WHAC Members absent: Coy Chafin, Jason Chesser, Kandace Tornquist

Others present: Jeff Jewell, Jean Drew, Amy McWhorter, Sam Hunter

3. APPROVAL OF MINUTES

Mr. Meek moved to approve the meeting minutes from March 31, 2021. Mr. Brockman seconded the motion. The approval of the meeting minutes was unanimously.

4. CITIZENS' COMMUNICATION

None

5. DISCUSSION AND ACTION

A. Discuss Multi-family Development Proposal

Mr. Jewell introduced the item and explained the funding gaps in the development scenario. Mr. Meek asked about rental rates for affordable housing. Mr. Jewell resented a table including affordable rental rates. Mr. Brockman inquired about funding sources. Discussion followed on updated incomes and demographics.

B. Discuss River's Edge Apartments Planned Development District Zoning Case

Mr. Jewell introduced the item and recounted the opposition to the proposed project expressed at City Council stating that the opposition generally fell into the following categories: perceptions about the impact of multi-family development on property values, concerns that multi-family development introduces higher crime rates to communities, traffic impacts, beliefs that multi-family developments are sub-standard housing and lower the standard of living in the community. Discussion followed on reasons that the proposal was not accepted. Tiffany Drummond (4017 E. Klein Road) expressed the following concerns about the development: the tax exemption for affordable housing would be unfair because the adoption of a tax/assessment to repair the Lake Dunlap dam, concerns that tenants would jump the fence to access the river and possibly injure themselves or drown and create



a liability issue, concerns that residents would not properly dispose of trash near the riverfront and create a nuisance, and traffic concerns.

Ms. Jewell noted that any affordable housing development would likely face similar opposition, regardless of the location and spoke to the need for a communications strategy. Mr. Meek spoke to the need to tie the strategy to the City's Comprehensive Plan. Ms. Duncan recounted experiences of residents leaving the City due to housing affordability issues and perceptions towards lower income earners.

Mr. Jewell agreed that larger developments tend to attract more opposition and that focusing on missing middle infill development may be another valid strategy.

C. Update on Code and Regulatory Requirements

Mr. Jewell introduced the item. Discussion ensued on recent presentations on regulatory changes and perceived negative impacts multi-family, missing middle, and other affordable housing types. Discussion continued among the Committee on how to communicate the need for affordable housing options and generate more support for the development of affordable housing. Ms. Jewell noted that the Committee's communication strategy should be revisited. Discussion continued and the committee concluded that they would work with City staff and partners to develop a communication strategy.

D. Next Meeting Date: May 19, 2021

The Committee set their next virtual meeting date for May 19, 2021

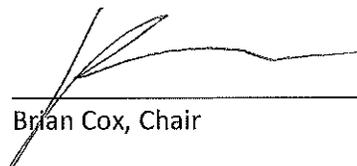
6. **ITEMS FOR NEXT AGENDA**

Planning for City Council and Planning Commission

7. **ADJOURNMENT**

The meeting was adjourned at 4:52 p.m.

Approved on May 26, 2021 by:



Brian Cox, Chair