2015 San Antonio Housing Policy Summit
Housing Challenges Overview
Sheryl Sculley, City Manager
Growing Housing Demand

- **430,000** new people in the metro area over the past decade
- **1.1 million** additional people by 2040 (in Bexar County)
- **½ million** new jobs and housing units needed by 2040
### San Antonio Plan Elements

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City of San Antonio
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Housing Element Topics
Affordable Housing Issues

Increasing demand for affordable rental and owner-occupied housing in San Antonio

The City received approximately $19.7 million in HUD federal entitlement grants for FY 2015 for affordable housing and community development activities, a decline of $5.6 million or 22% since 2005.
Affordable Housing Issues

- 153,672
  - Unmet demand by 2016 for housing units affordable to households with incomes below 80% of the median

- >50%
  - The average family in San Antonio earning $20,000 or less spends more than 50% of income on housing and transportation

- -2.4%
  - Percentage of owner occupied housing units in San Antonio has fallen from 58.1% in 2000 to 55.7% in 2013

- 50,600
  - Housing units with moderate or severe physical problems
Neighborhood Revitalization Issues

Neighborhood Change & Displacement

Revitalization
50 of 386 (14%) San Antonio neighborhood associations have a Walk Score of over 50
Housing Choices Issues

- More than 3,600 people in Bexar County are homeless. Of these, 44% are unsheltered.
- Percentage of SA residents with disabilities who live below the poverty line: 25.4%.
- Number of veterans living in San Antonio with some type of disability: 28,341.
- Percentage of ‘non-traditional’ households including single-parent and empty-nesters that increasingly want an alternative to the single-family detached home: 58%.
How Do We Address Challenges?

Coordinate Efforts!

Mayor’s Task Force

Housing Element

HUD ConPlan

Housing Summit
Who Must be Involved?

Intermediaries
COSA
SAHA
SAWS
CPS
Non-Profits
Developers
Lenders
Builders
Neighborhood Groups
Citizens