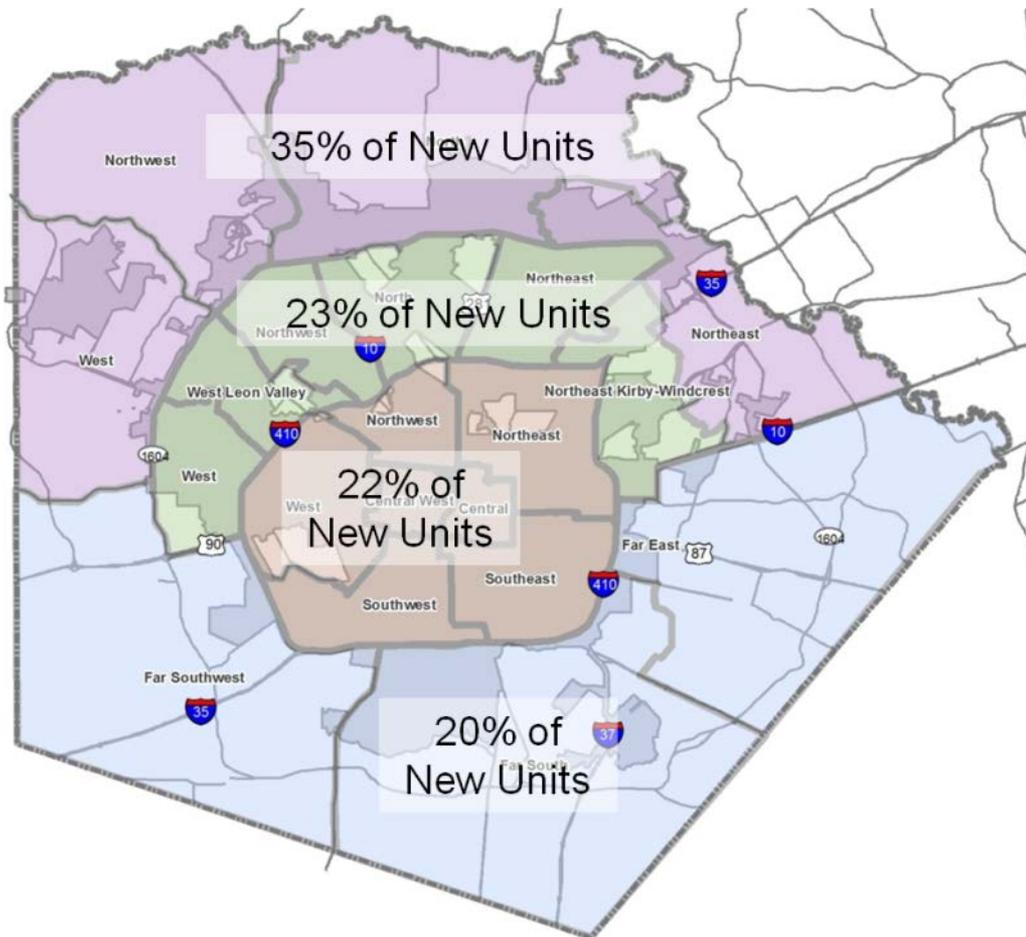


2015 San Antonio Housing Policy Discussion

May 15, 2015



Housing Forecast



Forecast

- 50 % of multifamily units within the 13 Activity Centers
- 20% of all units within the 13 Activity Centers

Area specific highlights

- Outside 1604 West estimated to capture most units
 - 55,000 units by 2040
- Central Subarea (within the inner loop)
 - 26,500 units by 2040

Housing Unit Demand, 2010-2040

| Housing Types | Factor | 2020 | 2030 | 2040 | Change 2010-2040 | |
|----------------------------|-------------|------------------|------------------|------------------|------------------|---------------|
| | | | | | Total # | Ann. # |
| | | 2010-2020 | 2020-2030 | 2030-2040 | | |
| New Housing Demand | | | | | | |
| New Housing Units | | 151,170 | 185,644 | 227,981 | 564,795 | 18,827 |
| Single Family | | | | | | |
| Rural | 5% | 7,558 | 9,282 | 11,399 | 28,240 | 941 |
| Large Lot | 30% | 45,351 | 55,693 | 68,394 | 169,439 | 5,648 |
| Small Lot | 25% | 37,792 | 46,411 | 56,995 | 141,199 | 4,707 |
| Attached | 5% | 7,558 | 9,282 | 11,399 | 28,240 | 941 |
| Single Family Total | 65% | 98,260 | 120,669 | 148,188 | 367,117 | 12,237 |
| Multifamily | | | | | | |
| Low-Rise | 15% | 22,675 | 27,847 | 34,197 | 84,719 | 2,824 |
| Mid-Rise | 15% | 22,675 | 27,847 | 34,197 | 84,719 | 2,824 |
| High-Rise | 5% | 7,558 | 9,282 | 11,399 | 28,240 | 941 |
| Multifamily Total | 35% | 52,909 | 64,976 | 79,793 | 197,678 | 6,589 |
| Total | 100% | 151,170 | 185,644 | 227,981 | 564,795 | 18,827 |

Source: Economic & Planning Systems

Lexar:San Antonio:Models:[133029-Housing Forecast.xlsx]3-Housing Types

Change Needed!

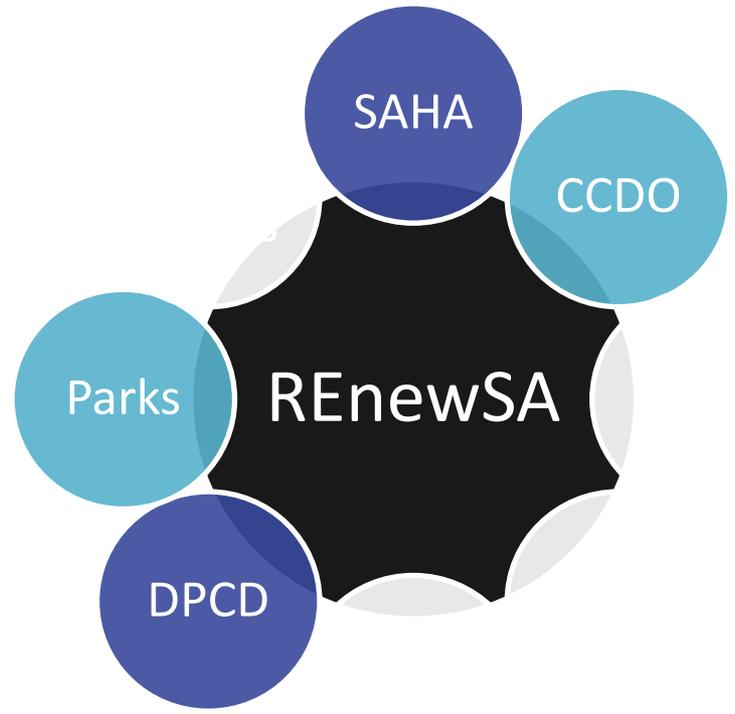
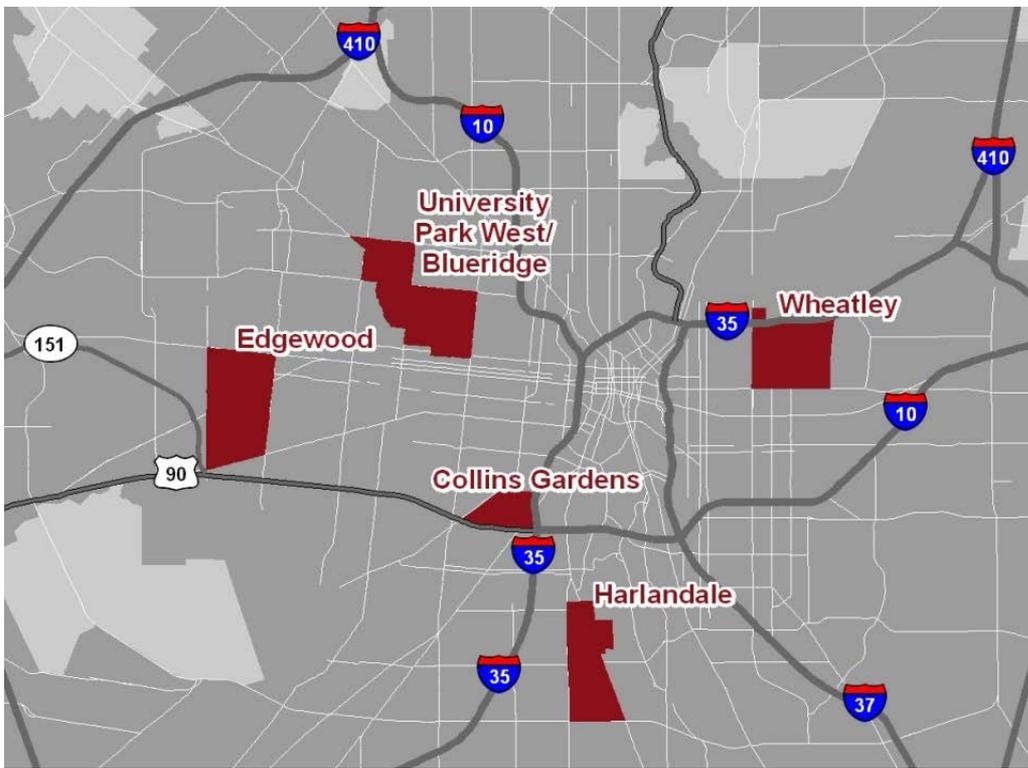
10 of the 20 subareas lack residentially zoned land to accommodate the forecast demand for housing

Need changes to accommodate demand:

- Reuse of underutilized commercial and industrial land for residential neighborhoods
- Expanded market of potential buyers/residents
- New product types for San Antonio
- Diversity of housing products/types
- Increased density of development
- Increased walkability
- Increased bicycle access
- Transit service and access
- Innovative parking solutions

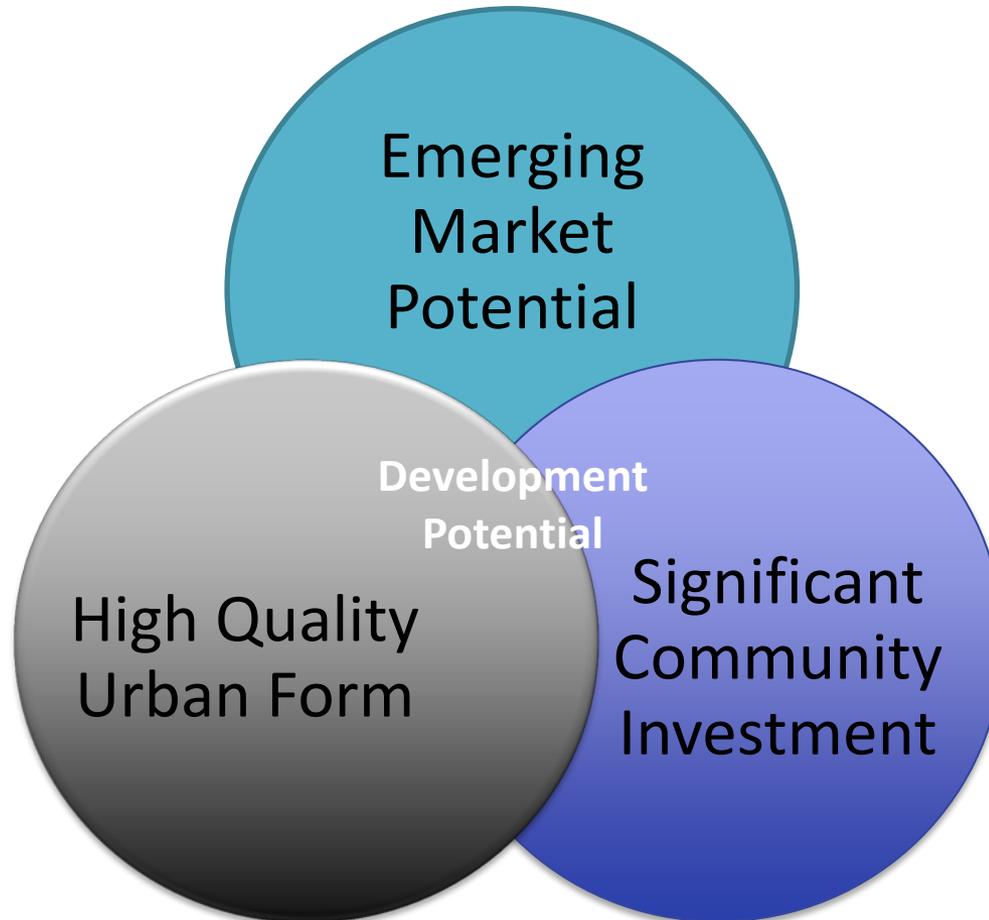
REnewSA

REnewSA



| | Harlandale | Collins Gardens | Edgewood | University Park West/Blueridge | Wheatley | Total |
|--|------------|-----------------|----------|--------------------------------|----------|--------|
| City Council District | 3, 5 | 5 | 6 | 1, 5, 7 | 2 | |
| Size (Square Miles) | 1.0 | 0.4 | 1.4 | 1.5 | 1.1 | 5.4 |
| Population | 12,648 | 2,752 | 8,001 | 19,576 | 6,721 | 49,698 |
| Population Growth Rate <small>(Annual, 2000-2010)</small> | -0.35% | -0.07% | 1.85% | 0.57% | -1.32% | |
| Median Household Income | \$23,683 | \$29,244 | \$24,653 | \$21,757 | \$18,151 | |
| Housing Units | 4,654 | 925 | 2,625 | 6,578 | 2,580 | 17,362 |

Criteria for Future Target Area Selection



Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods



Established July 2014 by former Mayor Castro now chaired by Mayor Taylor

Comprised of

- Community advocates
- Academics
- Non-profit housing partners
- Developers
- Elected officials

Policy Goals

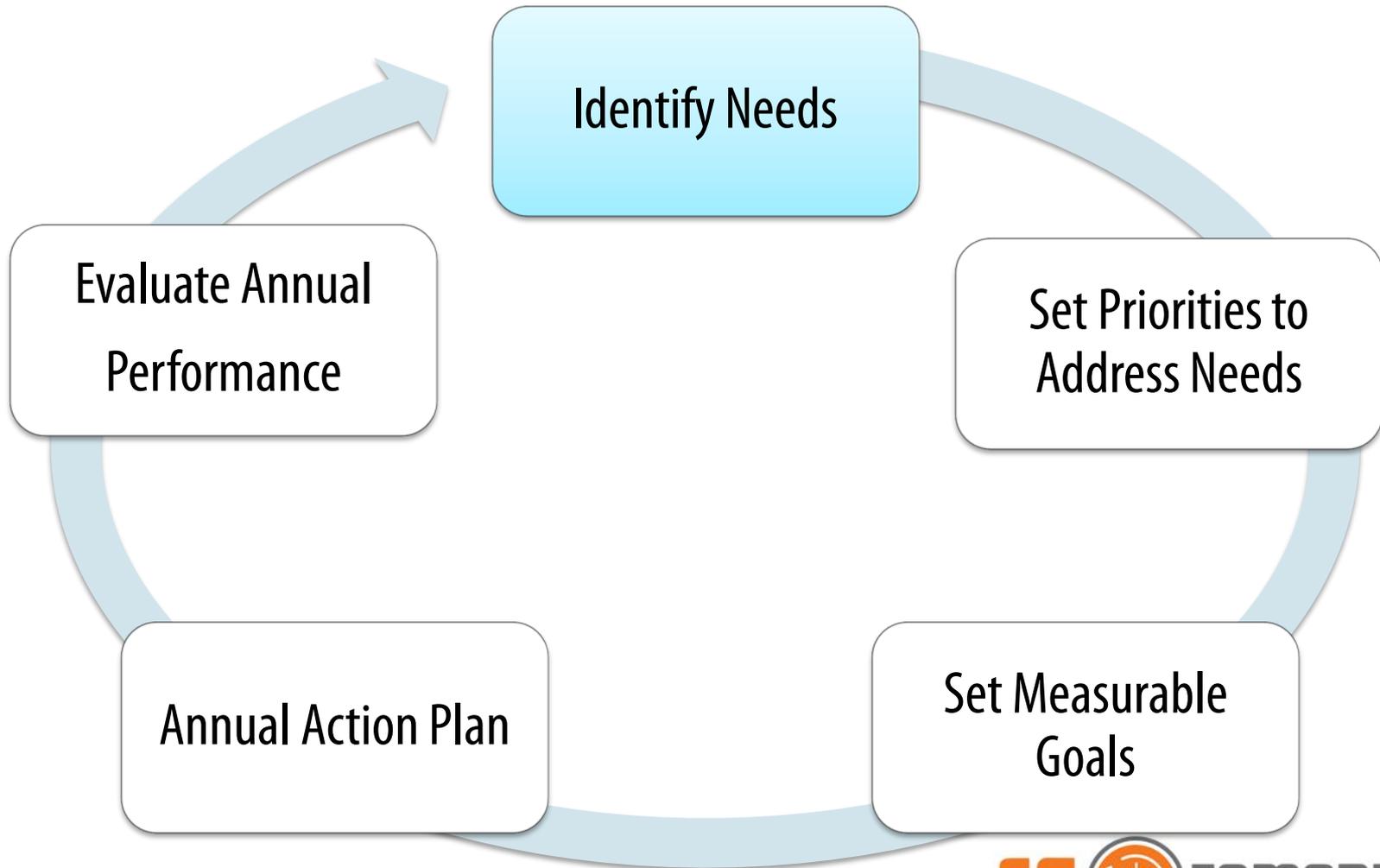
To increase the number of mixed-income neighborhoods throughout the city

To mitigate the human costs of revitalization, including residential displacement

To identify reliable, dedicated funding sources to increase the availability of affordable and workforce housing and to mitigate the costs of household displacement

Consolidated Plan

Consolidated Plan Process

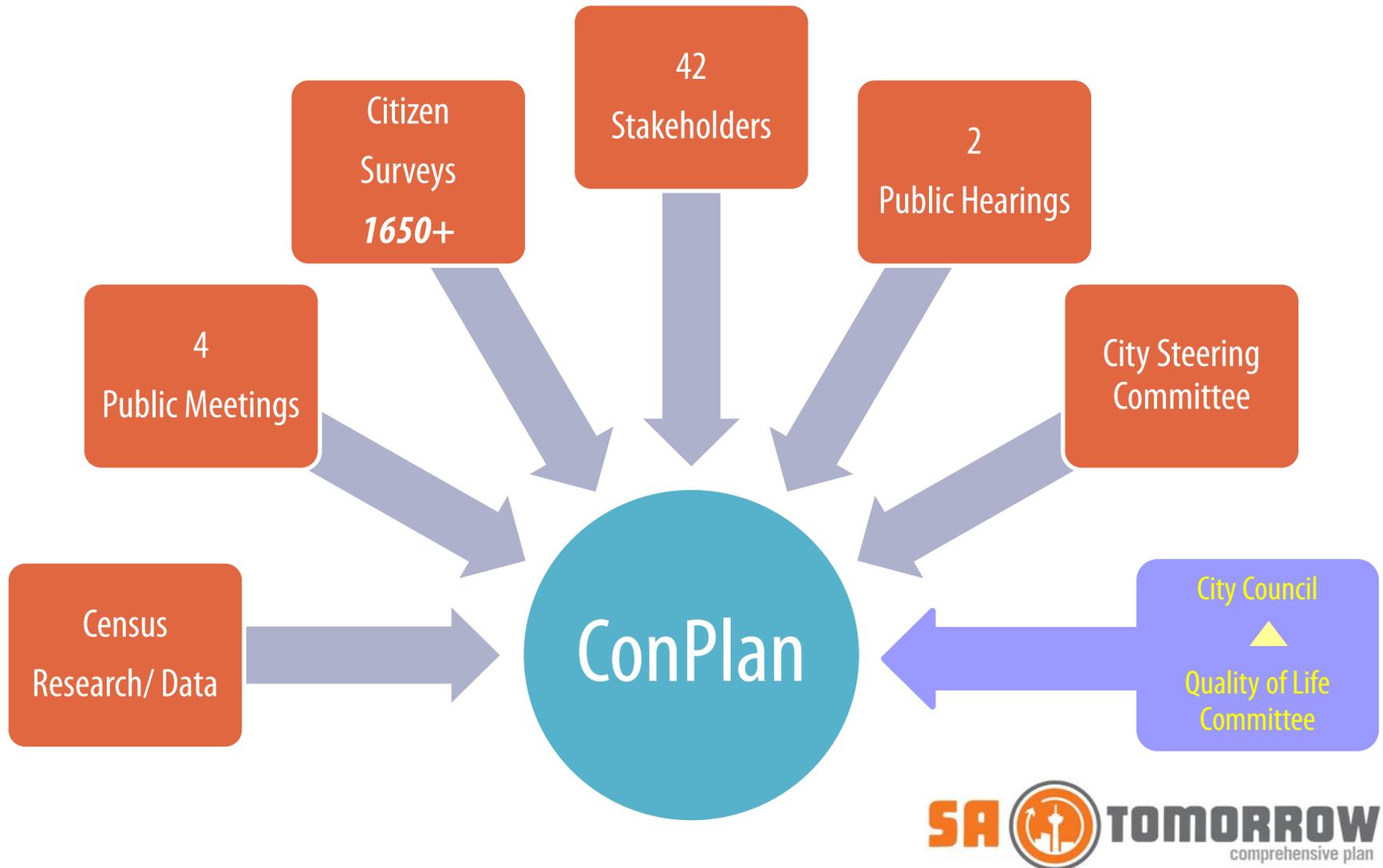


Background

What is the Five Year Consolidated Plan?

- HUD required plan to access future CDBG HOME ESG & HOPWA funding
- Assesses affordable housing, community development needs, and market conditions
- Assist in making data-driven, place-based investment decisions for an estimated \$80-85M

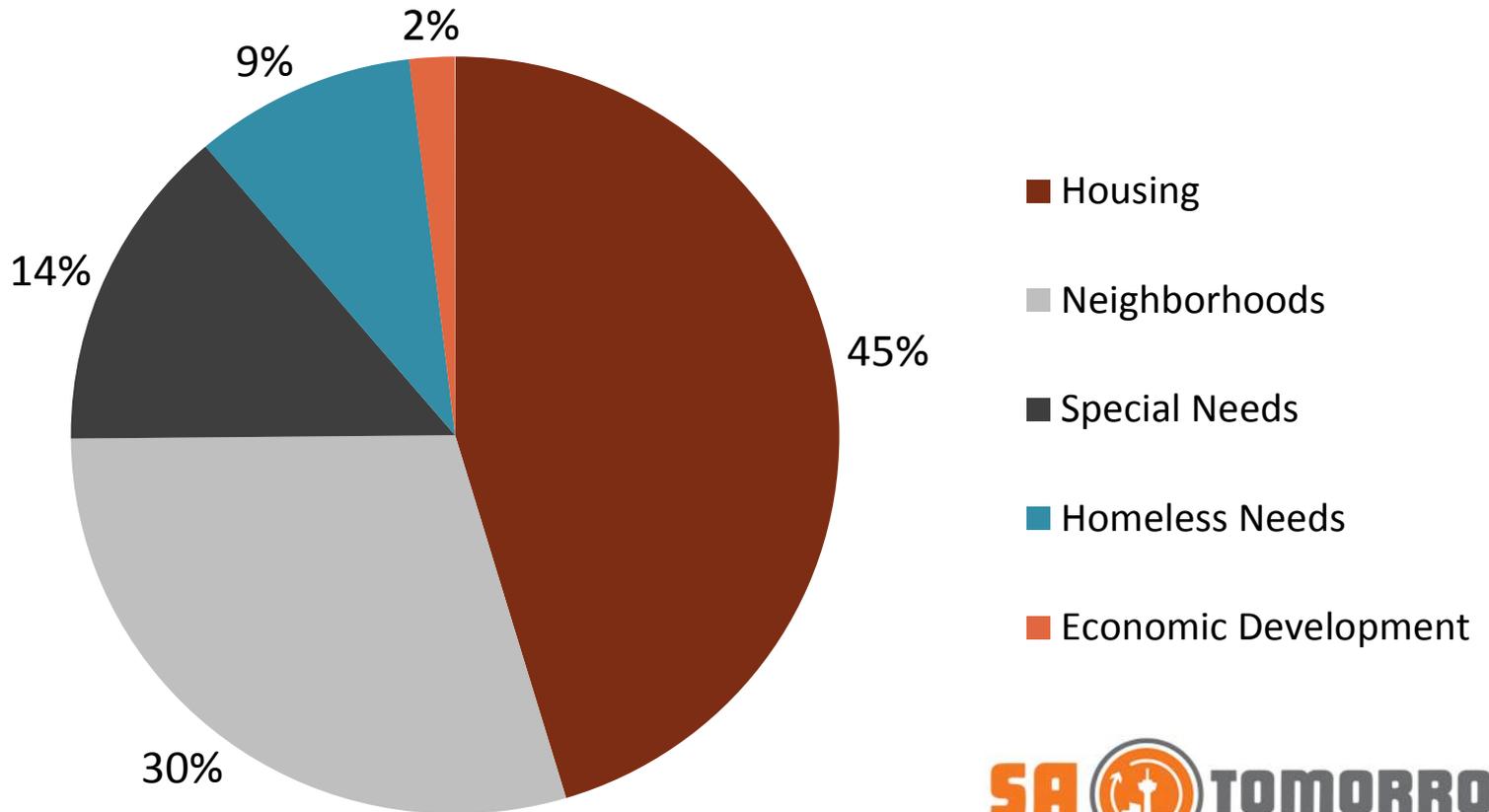
Citizen Participation



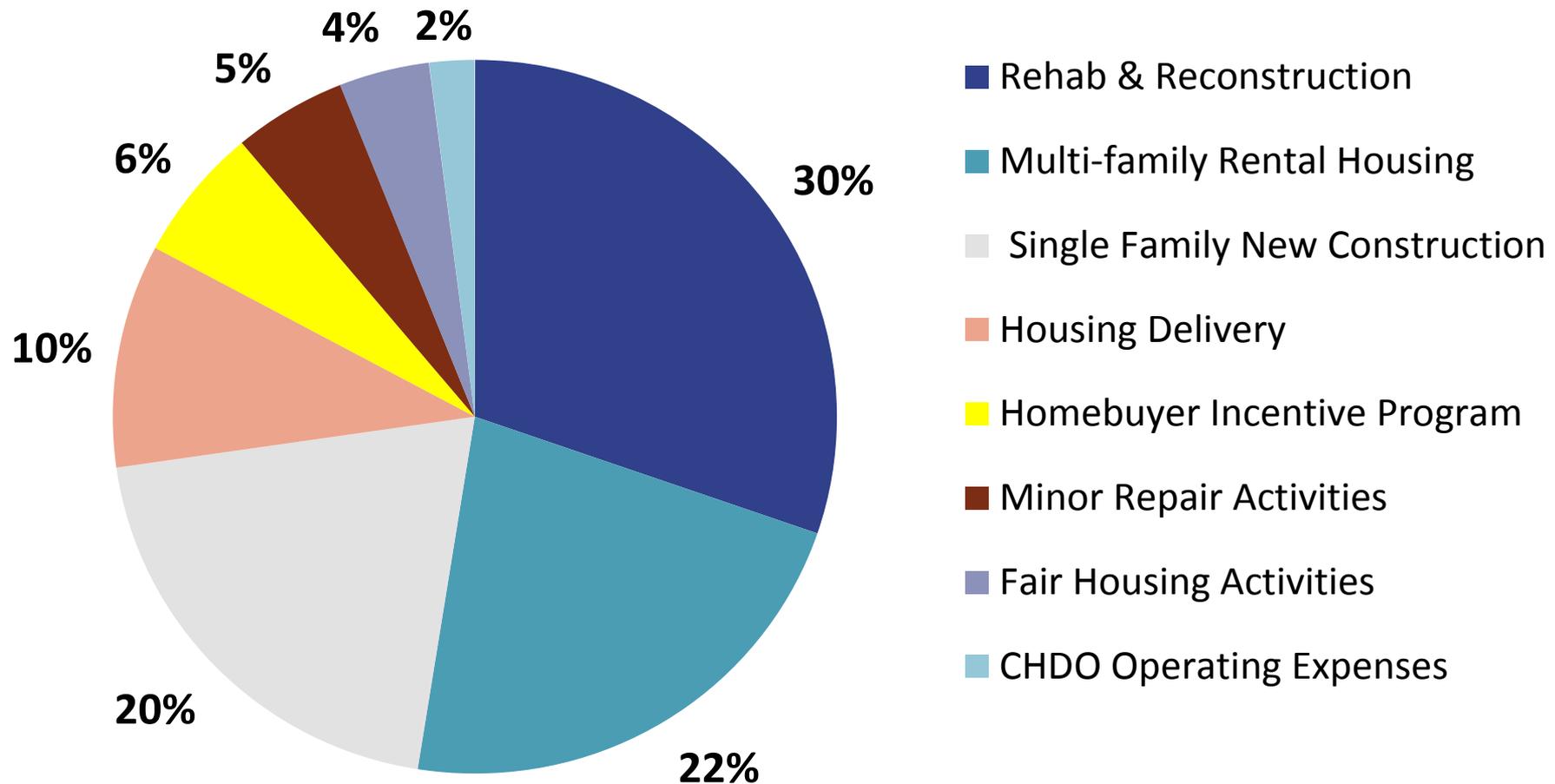
Consolidated Plan Priorities

Total \$52.4M Estimated for Programs

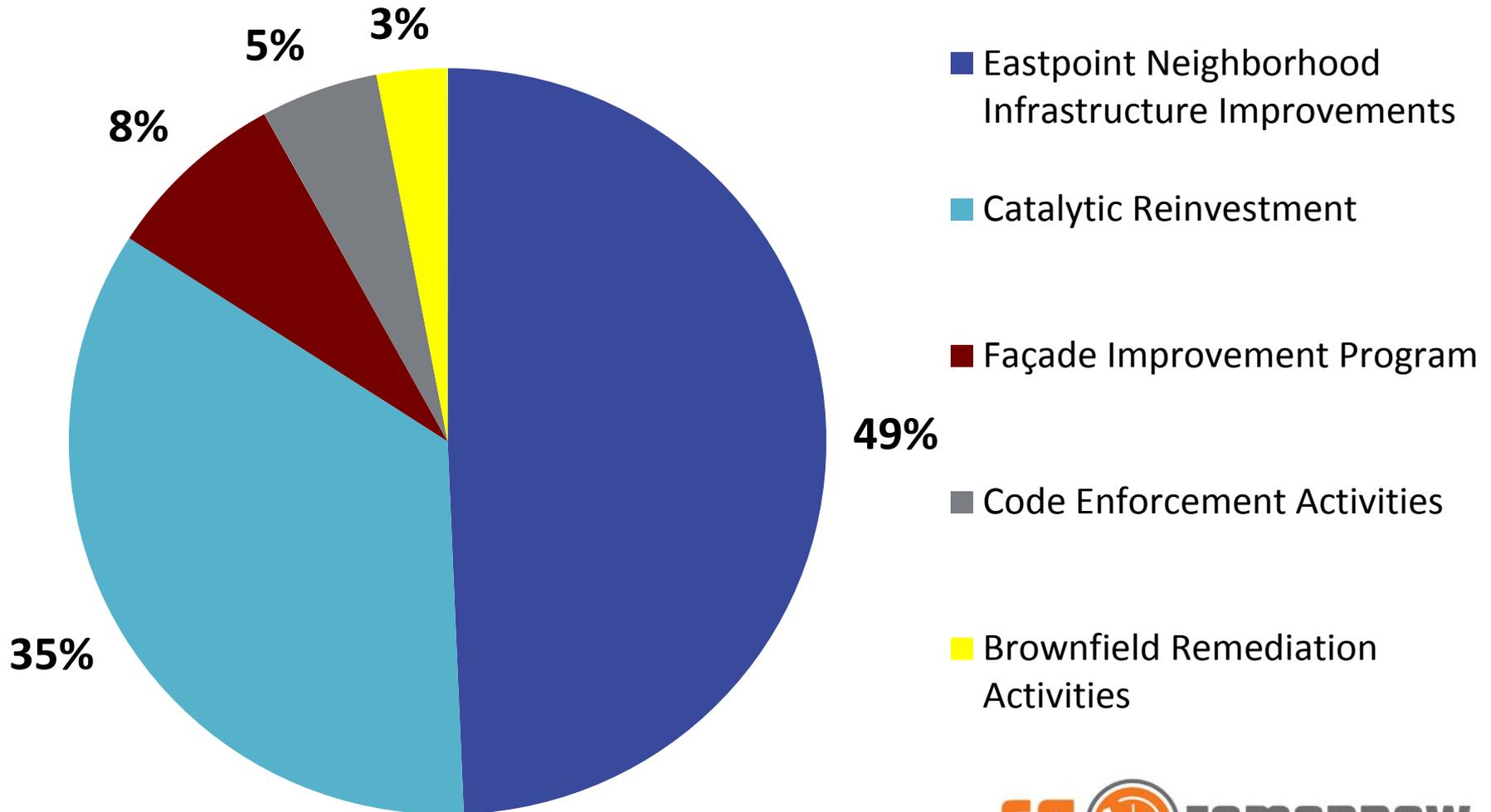
Program Funds by Priority



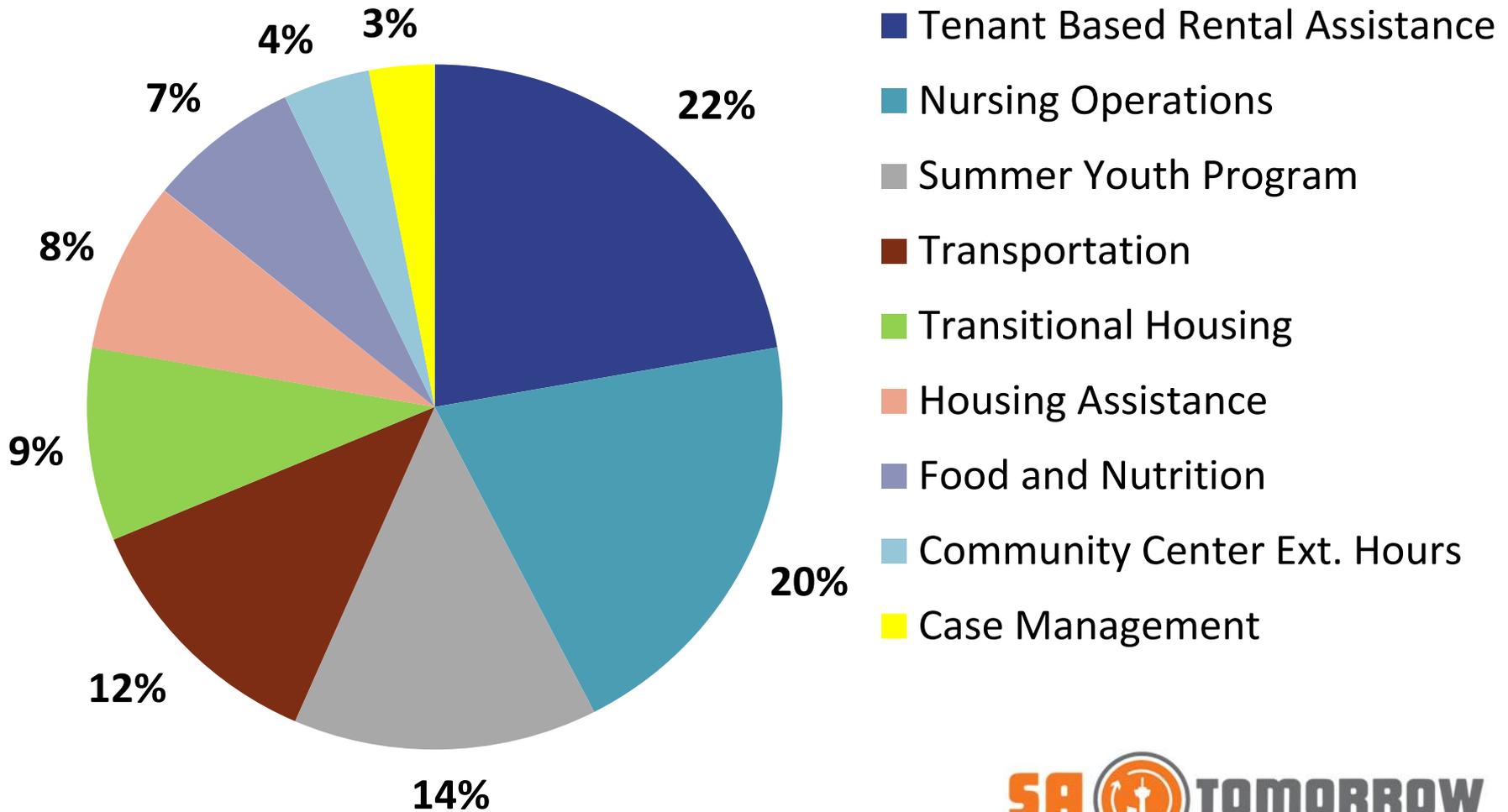
Priority 1: Decent Safe Affordable Housing



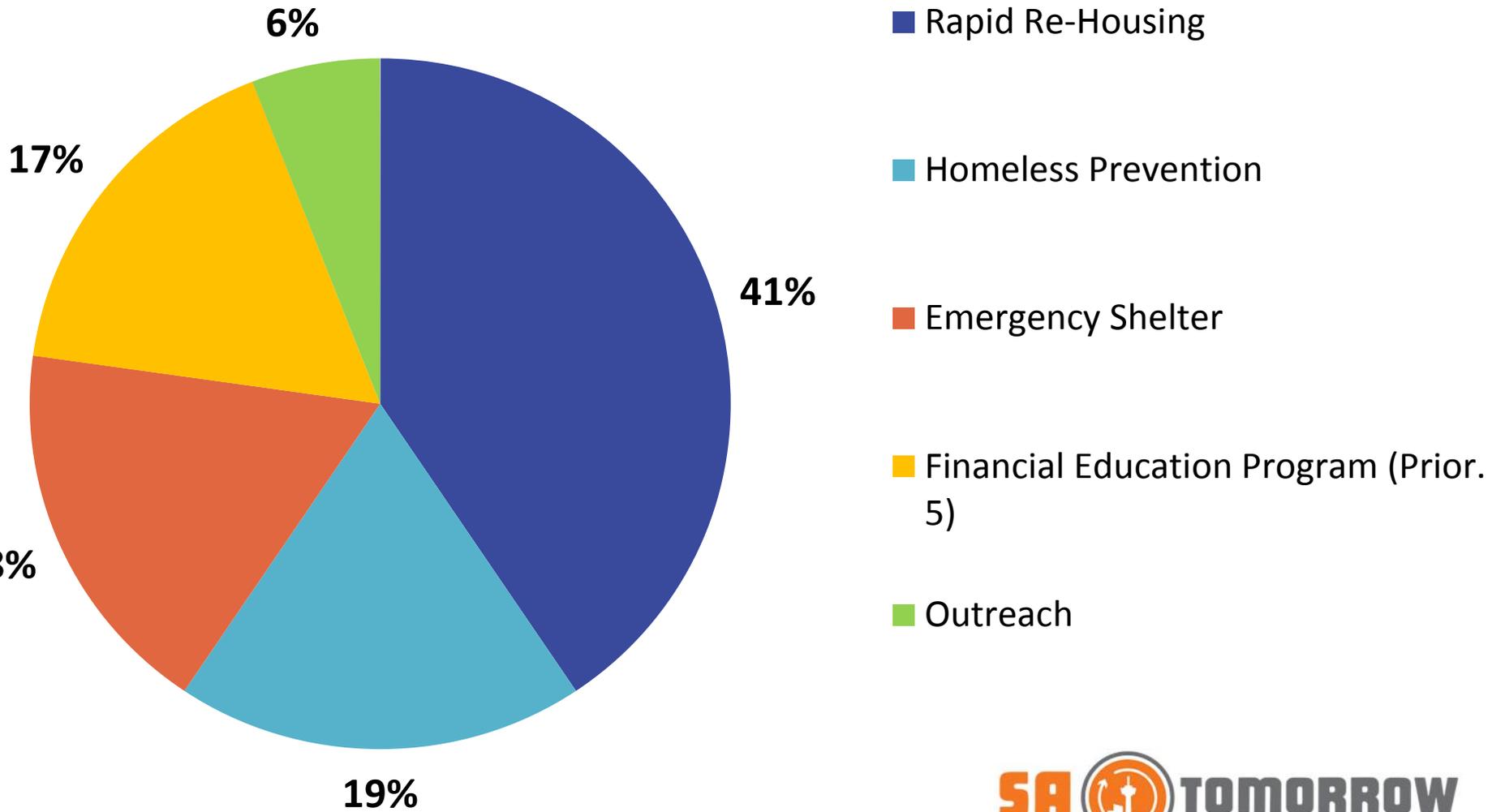
Priority 2: Neighborhood Revitalization



Priority 3: Address Housing Services for Homeless Population



Priority 4: Provide for Special Needs Populations & Priority 5: Economic Development



San Antonio Plan Elements

Growth and Urban Form • Transportation & Connectivity • Housing



Green and Healthy Neighborhoods • Public Facilities and Safety



Natural Resources and Environment • Historic Preservation • Military



Jobs and Economic Competitiveness • Sustainability • Implementation & Codification

Comprehensive Plan

Plan Element Working Groups

- **Growth & Urban Form**
- **Transportation & Connectivity**
- **Housing**
- **Green and Healthy Neighborhoods & Communities**
 - Public Facilities & Community Safety
 - Historic Preservation
- **Military**
 - Natural Resources & the Environment
 - Jobs & Economic Competitiveness

Orange = Includes Housing Policy-related Component

Plan Element Working Group

Participating Organizations

Participants (sample):

- Chambers of Commerce
- Professional Organizations
- School Districts
- Colleges & Universities
- SAWS & CPS
- JBSA
- Bexar County
- TxDOT
- VIA
- SAHA
- Military Veteran Community Collaborative

Timeframe

- **2nd Meeting May 2015**

- Individual Working Group Meeting

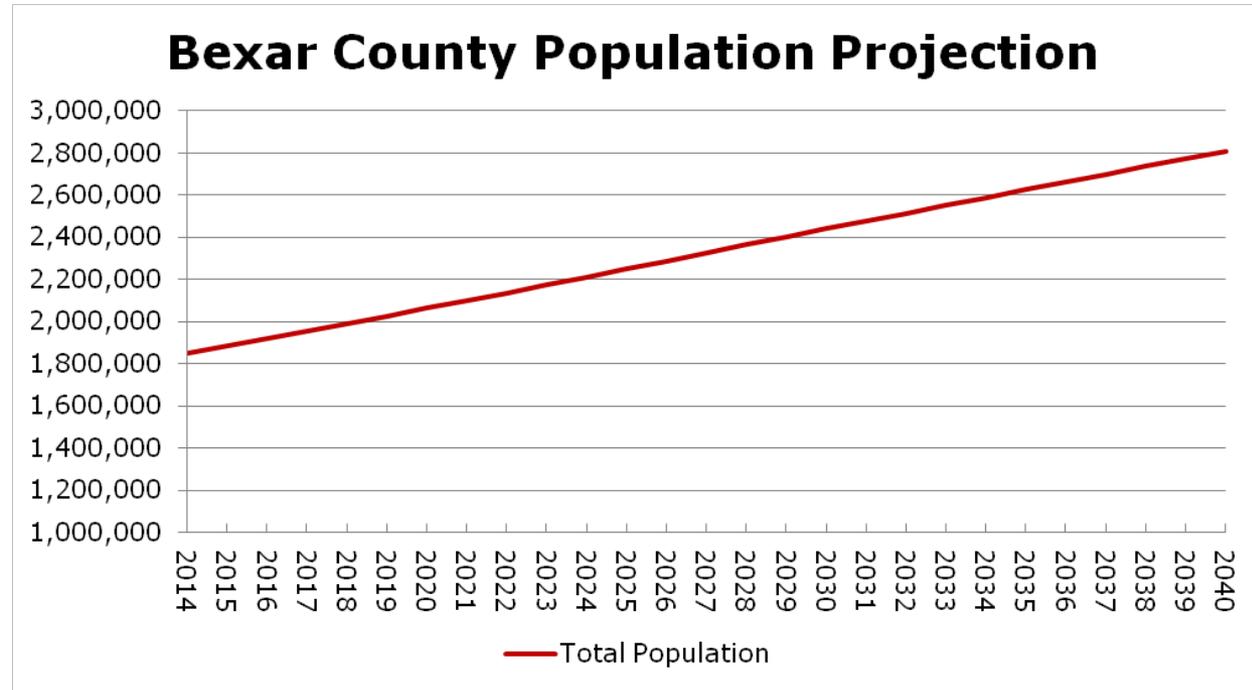
Meeting #2 Objectives

- Define Roles & Expectations of Working Group Members, City Staff, and Consultants
- Review & Discuss Existing Conditions
- Review Existing Policy Framework
- Review Goals for each Plan Element & Focus Area
- Confirm Evaluation Criteria for New Strategies

- **Meet every 4-6 weeks**

Why Plan Now?

- **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

Growth and Urban Form • Transportation & Connectivity • Housing



Green and Healthy Neighborhoods • Public Facilities and Safety



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Housing Element Topics

Housing Element

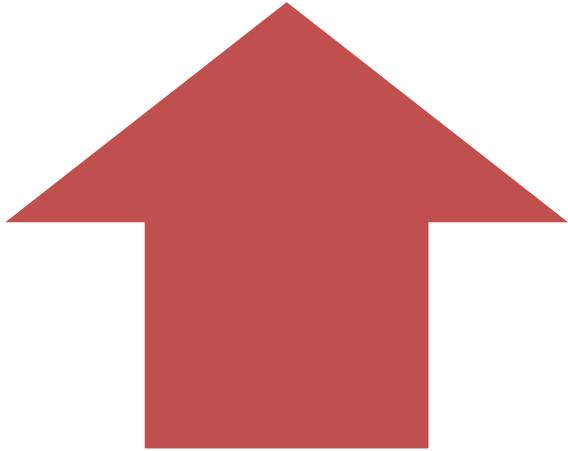
Affordable and
Workforce
Housing

Neighborhood
Revitalization

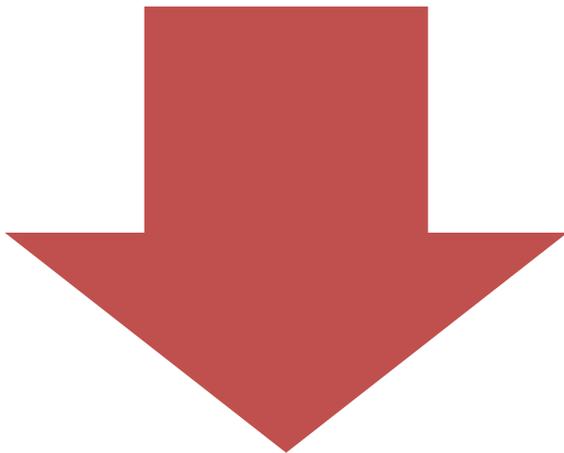
Sustainable
Communities/
Complete
Neighborhoods

Housing
Choices

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

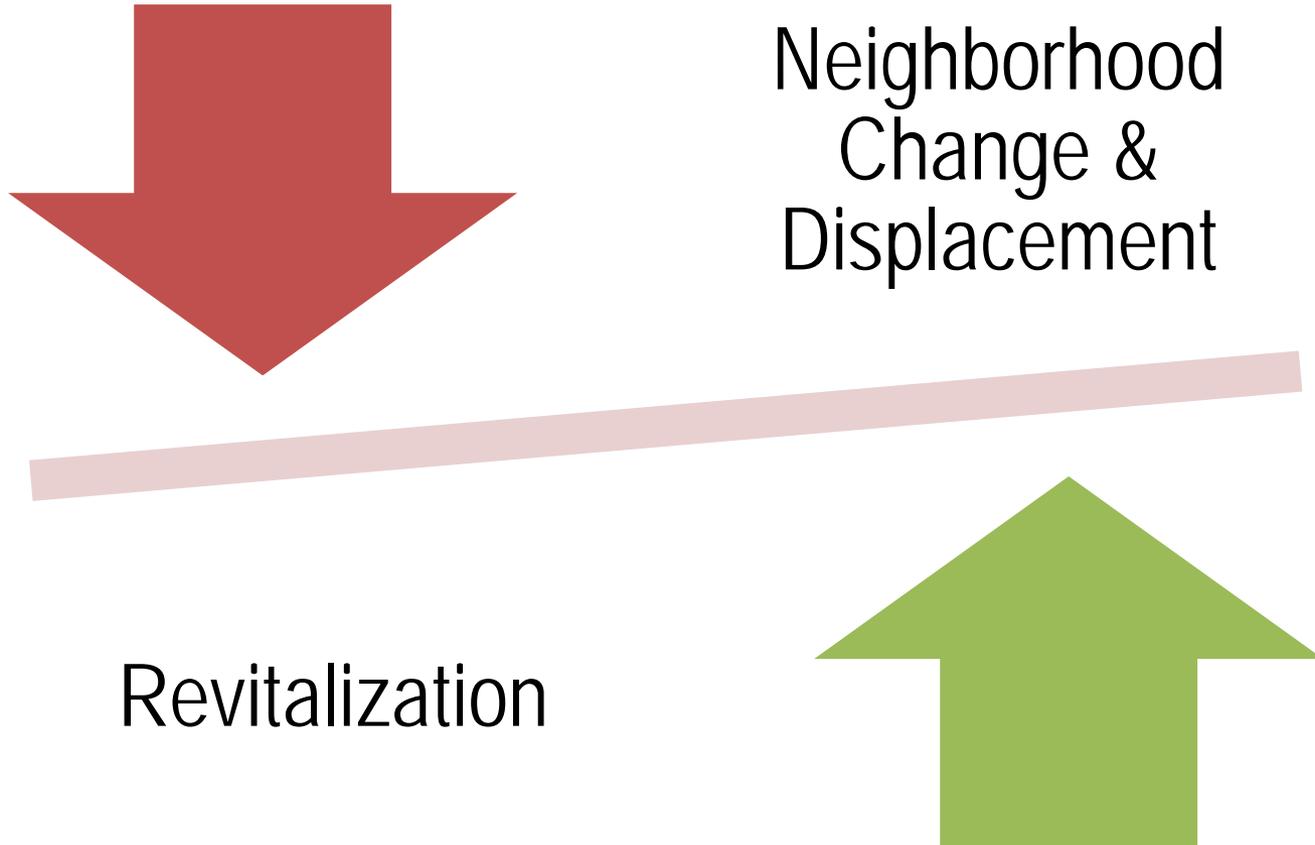
-2.4%

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

50,600

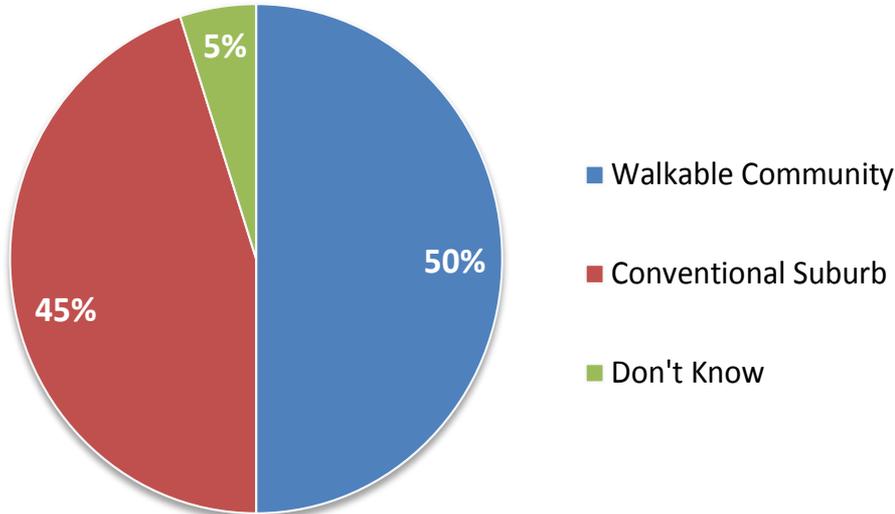
- Housing units with moderate or severe physical problems

Neighborhood Revitalization Issues



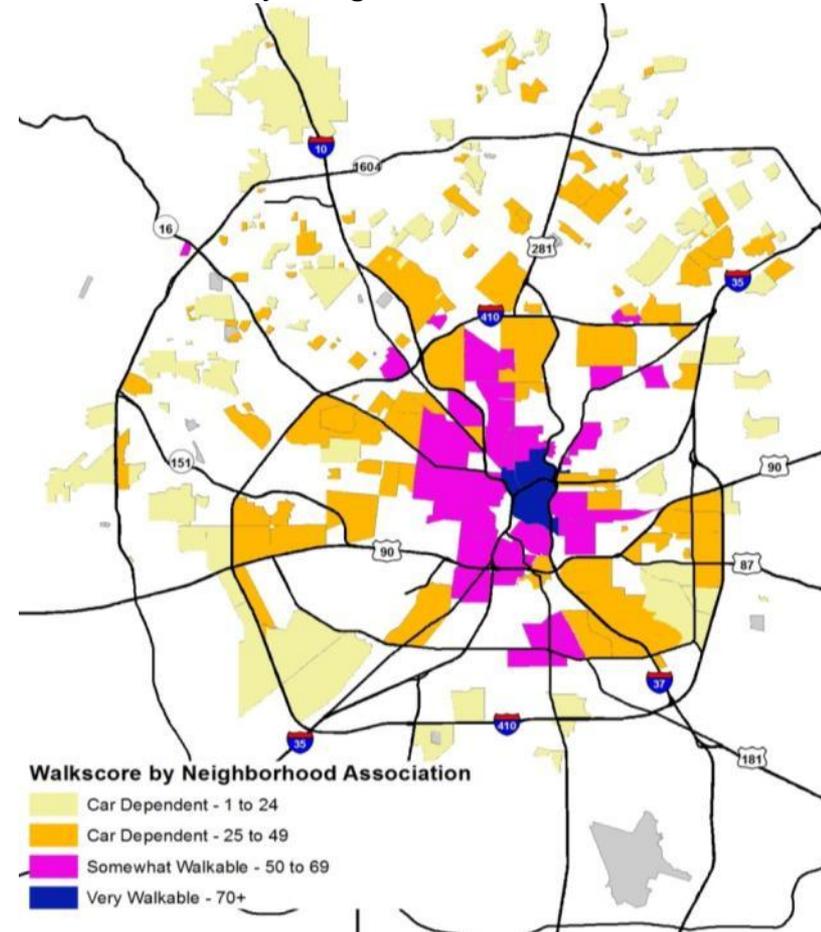
Sustainable Neighborhood Issues

NAR 2013 National Preference Survey



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

Walk Score by Neighborhood



Housing Choices Issues

3,600

- More than 3,600 people in Bexar County are homeless. Of these, 44% are unsheltered

25.4%

- Percentage of SA residents with disabilities who live below the poverty line

28,341

- Number of veterans living in San Antonio with some type of disability

58%

- Percentage of 'non-traditional' households including single-parent and empty-nesters that increasingly want an alternative to the single-family detached home

How Do We Address Challenges?



Who Must be Involved?



QUESTIONS?