

San Antonio Renter Profiles 2022

Mia Loseff, Texas Housers



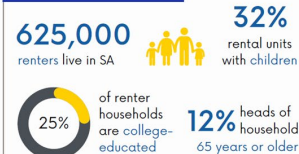
Overview

- Need for data on renters.
- Need for data on renters, broken down by district
- Wanting to better understand the landscape of renting in San Antonio

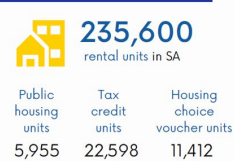
SAN ANTONIO

RENTER PROFILE

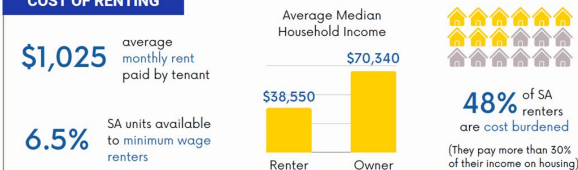
WHO'S RENTING?



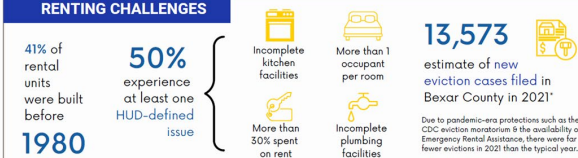
WHAT KIND OF UNITS?



COST OF RENTING



RENTING CHALLENGES



* This number is tenant-landlord disputes. Texas Housers estimates that between 95-99% of landlord-tenant disputes are eviction cases. See texas-housers.org/dashboard for more information. Sources: American Community Survey (5-yr estimates, 2016 - 2020); SAMA (2022); TDHCA (2022); CoSA (2022); State of Texas Office of Court Administration (2022).

For more information please contact Mia at Texas Housers: mia@texashousing.org



What exactly do these profiles do?

DO NOT

- Reflect changes made in the past 6 months - 1 year, such as rent increases and newer construction projects
- Provide a full market overview of what kind of rental units exist
- Explore the WHERE of units (aside from each council district)

DO

- Overview what renters look like in San Antonio
 - Age
 - Family size
 - Educational attainment
 - Income
- Type of units available - LIHTC, public housing & HCV units
- Challenges that renters may face

SAN ANTONIO

RENTER PROFILE

WHO'S RENTING?

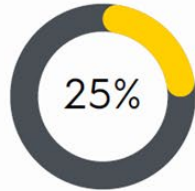
625,000

renters live in SA



32%

rental units
with children



of renter
households
are college-
educated

12% heads of
household
65 years or older

WHAT KIND OF UNITS?



235,600

rental units in SA

46%

Public
housing
units

5,955

Tax
credit
units

22,598

Housing
choice
voucher units

11,412

2.5%

9.6%

5%

COST OF RENTING

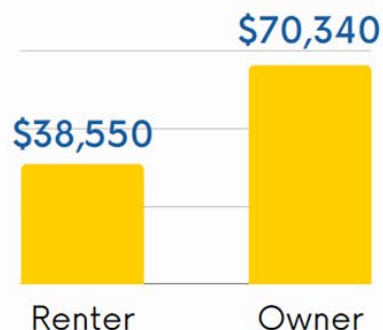
\$1,025

average
monthly rent
paid by tenant

6.5%

SA units available
to minimum wage
renters

Average Median
Household Income



48% of SA
renters
are cost burdened

(They pay more than 30%
of their income on housing)

RENTING CHALLENGES

41% of
rental
units
were built
before
1980

50%
experience
at least one
HUD-defined
issue



Incomplete
kitchen
facilities



More than
30% spent
on rent



More than 1
occupant
per room



Incomplete
plumbing
facilities

13,573



estimate of new
eviction cases filed in
Bexar County in 2021*

Due to pandemic-era protections such as the CDC eviction moratorium & the availability of Emergency Rental Assistance, there were far fewer evictions in 2021 than the typical year.

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**TEXAS
HOUSERS**

TEXAS LOW INCOME HOUSING
INFORMATION SERVICE

RENTER PROFILE 2012 - 2022

A DECADE OF RENTING IN SAN ANTONIO

AGING POPULATION



27% increase

in share of heads of households
65 years or older since 2012

FEWER OPTIONS FOR LOW INCOME RENTERS

24% decrease

in total units available to
minimum wage renters
since 2012. In raw numbers...



[SA has lost 4,878 units.]

RISING COST OF RENTING

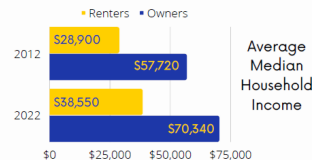
\$748 → \$1,025

average monthly rent paid
by tenant in 2012 vs 2022



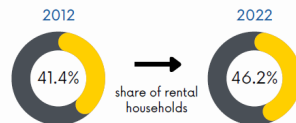
25,611

additional rental homes
have become **cost**
burdened since 2012



CHANGING DEMOGRAPHICS

44,590 rental households added to
total households since 2012



22% increase

in share of **college-educated**
renter households since 2012

13% decrease

in share of rental units
with **children** since 2012



Total LIHTC units
have increased.

Totals for HCV &
Public Housing
have decreased.

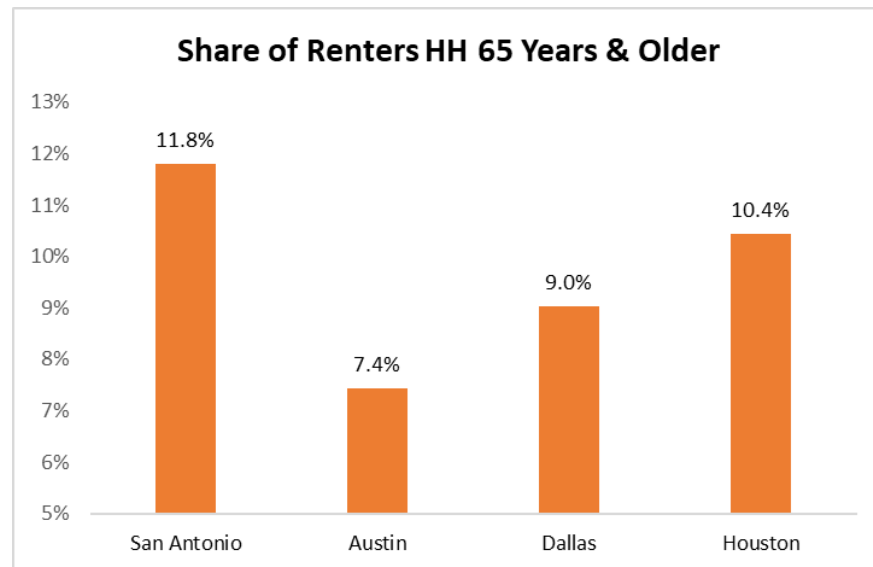
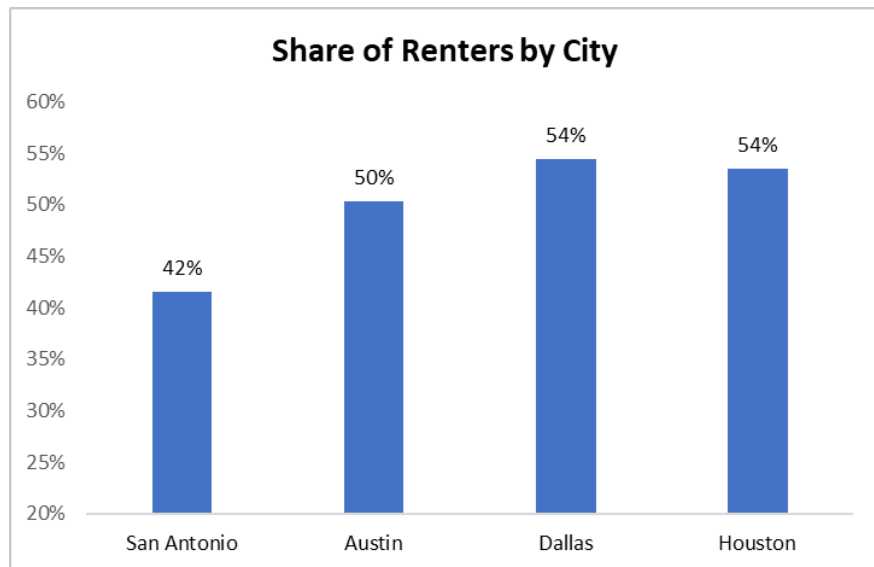
San Antonio continues to
have the smallest share
of college-educated
renters among TX cities.

Sources: American Community Survey (5-yr estimates, 2016 - 2020), City of San Antonio (2022)

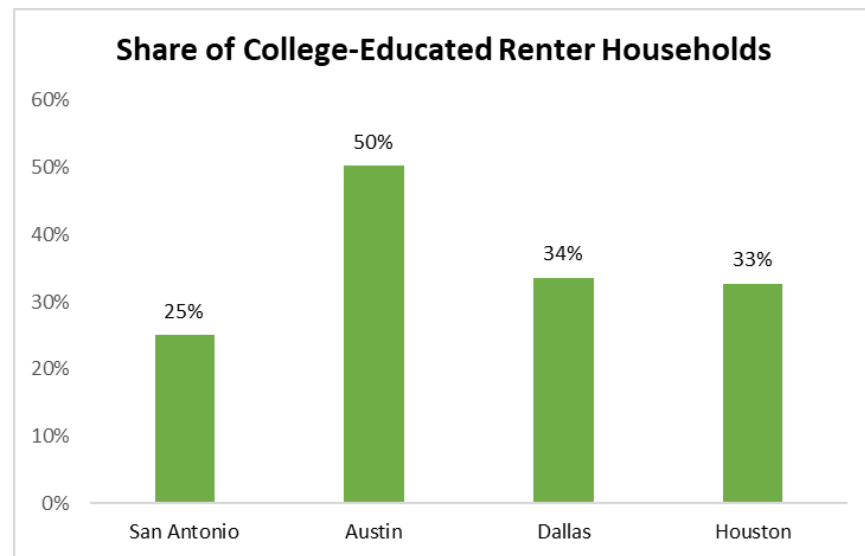
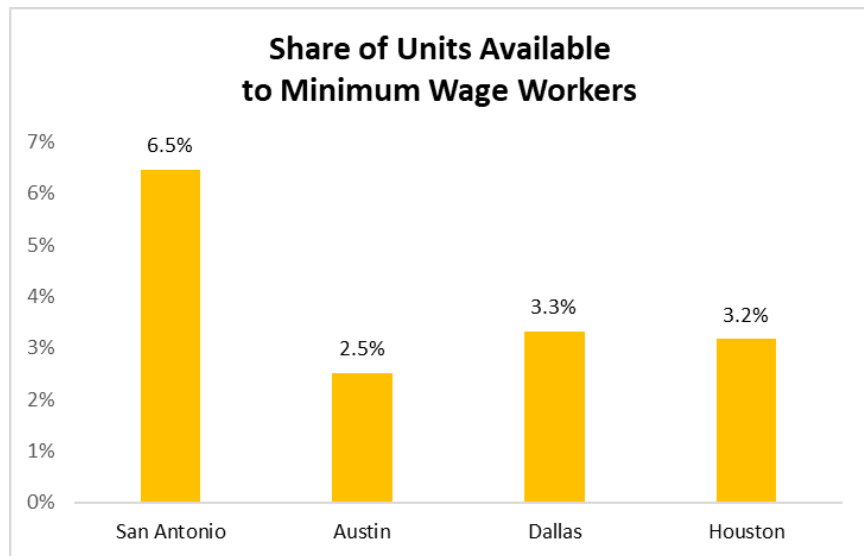
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How do we compare?



How do we compare?



District Renter Profiles

PURO D9

Owners in D9 have a Median Household Income that is **more than double** that of D9 renters, which is the biggest income gap in San Antonio.

PURO D7

D7 has the highest percentage of renter units with heads of household who are **65 years or older**.

PURO D2

18% of San Antonio's Low Income Housing Tax Credit units are in D2, which is the **highest concentration of tax credit units** in the city.

DISTRICT 5

SAN ANTONIO RENTER PROFILE

WHO'S RENTING?

54,800

renters live in D5



47%

rental units with children



6% of renter households are college-educated

15%

heads of household 65 years or older

WHAT KIND OF UNITS?



16,400

rental units
(7.0% of all rental units in SA)

Public housing units
1,936

Tax credit units
2,360

Housing choice voucher units
957

COST OF RENTING

\$782

average monthly rent paid by tenant

18.9%

D5 units available to minimum wage renters

Average Median Household Income

\$26,800

Renter

\$39,690

Owner



50% of D5 renters are cost burdened

(They pay more than 30% of their income on housing)

RENTING CHALLENGES

67% of rental units were built before

1980

55% experience at least one HUD-defined issue



Incomplete kitchen facilities



More than 1 occupant per room



More than 30% spent on rent



Incomplete plumbing facilities

PURO D5

Over 28% of D5 renters spend **more than half of their income on rent**. This is the highest concentration of severely cost burdened renters in San Antonio.

Sources: American Community Survey (5-yr estimates, 2016 – 2020), SAHA (2022), TDHCA (2022), City of San Antonio (2022).

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Data to Inform Policy (& beyond!)

- 0.8% of District 8 rental units are available to renters making minimum wage
 - District 7 has the highest concentration of renters 65+
 - 70% of District 1 units were built before 1980, with 13% pre-1939
 - District 4 renters are more likely to be living with children than not
 - 8% of District 3 renters have a college degree
- How can D8 advocate for more options for low income renters in the district?
 - What tools can D7 tap into to support their older rental population?
 - How can D1 advocate for targeted home repair funds to mitigate issues with older housing stock?
 - What child-focused resources might be useful for D4 to push for?
 - How can renter-specific initiatives located in D3 help close this educational gap?

Now what?

- Our city (and county) are rapidly growing, and the share of renters continues to increase
- The income gap and education gap between renters and owners are both likely to persist

Currently:

- SHIP, 2022 Housing Bond, Declaration of a Housing Crisis CCR, Reimagine Alazan project
- Areas of Improvement - equal distribution of affordable options, deferred maintenance needs (in ALL rental units including public housing, single-family homes, multifamily complexes)

Use it for good!

