



STRATEGIC HOUSING IN ACTION

A YEAR OF PROGRESS AND IMPACT | 2025



NEIGHBORHOOD &
HOUSING SERVICES

The City of San Antonio's Neighborhood and Housing Services Department (NHSD) is dedicated to supporting and enhancing the quality of life for the people of San Antonio. The department provides services and programs that help address affordable housing. The teams within the department focus on helping San Antonio communities afford where they live.

In 2025* the department was able to:

- Provide rental assistance for **1,929** households and relocation assistance to **405** households in San Antonio. The department helps people avoid eviction, pay overdue rental and utility bills, and connect to legal help through the Right to Counsel program.
- Support **89** first time homeowners through our Down Payment Assistance Programs.
- Provide homeowner maintenance programs to over **200** people that helps their homes stay safe, become energy efficient, and support long-term affordability.
- Replace **199** roofs through our Under 1 Roof program.
- Assist **1,300** people with property tax help to save homeowners an **estimated \$500,000 in property taxes at 15 community outreach workshops.**
- Assist over **500** households through our Minor and Major Home Rehab programs.

- Support the creation of **495** homes and preserve **1,235** homes near jobs, transit, schools and services through our 2022-2027 Affordable Housing Bond.
- Support **300** people with renter rights and responsibility info sessions.

NHSD continues to create new programs which expand affordable housing opportunities and improve access to housing affordability.

The department is also leading a public information campaign about housing affordability narrative change and will keep working with others to meet housing needs across the city.

Veronica Garcia, Director
Ian Benavidez, Deputy Director
Veronica Gonzalez, Assistant Director
Neighborhood and Housing Services
Department, City of San Antonio

**This report documents the impact, spending, and community voices from Fiscal Year 2025 (October 2024 – September 2025).*

THE STRATEGIC HOUSING IMPLEMENTATION PLAN

The Neighborhood and Housing Services Department aligns with the Strategic Housing Implementation Plan (SHIP).

The SHIP is a 10-year plan to support housing affordability in San Antonio. The SHIP was adopted by City Council in December 2021. Opportunity Home San Antonio, San Antonio Housing Trust, and Bexar County are partners in implementing the plan.

The SHIP was created to address the overall housing need in San Antonio. The plan includes a wide range of strategies to help make housing affordable while prioritizing housing for people who need it most. SHIP focuses on:



PRODUCTION AND PRESERVATION GOALS

SHIP partners will build or preserve **28,094** affordable homes by the end of 2031, with a focus on households with the lowest incomes.



DEFINITION OF AFFORDABILITY

The SHIP includes a definition of affordability for all partners, funders, developers, and community members. The definition has been included in the City's Unified Development Code.



FUNDING OUTLOOK

SHIP partners estimated the total cost of achieving the 28,094-home goal to be just over \$3 billion. They planned every one dollar of local investment to be leveraged for two more dollars from federal and private sources. To date, SHIP partners have ensured a better rate. For every one dollar of local investment, an additional seven have come from outside sources.



STRATEGIES TO HELP

The SHIP includes 36 strategies to address housing affordability including displacement prevention, legislative and regulatory changes to pursue, and informational campaigns.

**READ THE SHIP TO LEARN
MORE ABOUT ITS GOALS
AND STRATEGIES HERE** →



FAMILIES OF THREE BY INCOME LEVEL

Area Median Income (AMI) graphic for 3-households in San Antonio as determined by the Department of Housing and Urban Development. Learn more at [SA.gov/AMI](https://sa.gov/AMI).

30% AMI



Consuelo is a single mother of two children, Carlos and Sofia. Consuelo is a home health aide. She also works at a grocery store part-time to supplement her income.

Affordable rent is \$653 a month or less.

\$12.55 HOURLY

\$502 WEEKLY

\$26,100 ANNUALLY

50% AMI



Xavier and Isabel have a son Juan. Xavier works as a truck driver. Isabel works part-time as a medical assistant.

Affordable rent is \$1,088 a month or less.

\$20.91 HOURLY

\$837 WEEKLY

\$43,500 ANNUALLY

60% AMI



Nicole is a billing clerk at a hospital and cares for her two children, Imani and Mario. Mario was diagnosed with Autism at an early age and receives Supplemental Security Income (SSI).

Affordable rent is \$1,305 a month or less.

\$25.10 HOURLY

\$1,004 WEEKLY

\$52,200 ANNUALLY

80% AMI



Mei lives with her two adult children, Li and Bryan. Mei works as a middle school teacher, and her children have work-study positions in their universities.

Affordable rent is \$1,740 a month or less.

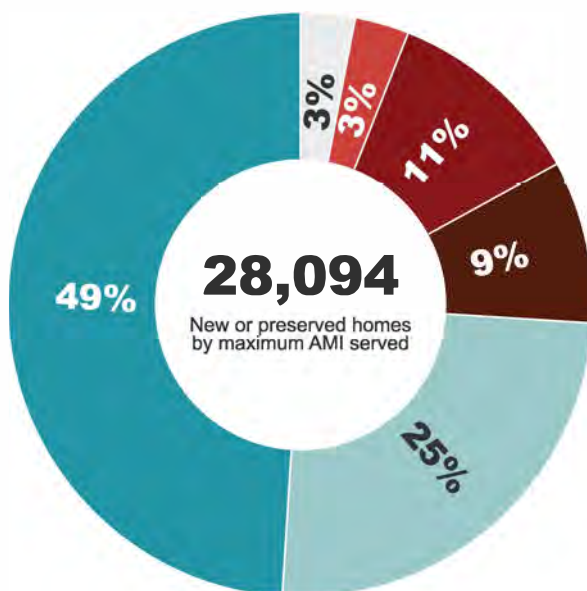
\$33.46 HOURLY

\$1,338 WEEKLY

\$69,600 ANNUALLY

HOUSING SHIP GOALS BY AFFORDABILITY LEVELS

Income limits shown are for a 3-person household.



0-30% AMI
13,592 Homes

61-80% AMI
3,196 Homes

31-50% AMI
6,990 Homes

81-100% AMI
900 Homes

51-60% AMI
2,516 Homes

101-120% AMI
900 Homes

Creates 1,000 Permanent Supportive Housing (PSH) homes. Includes over 1,200 homes for adults over 55+ years of age.



THROUGH 2025

7,724
completed homes

3,402
homes in progress

11,126
total homes
completed or in
progress

40%
of our 28,094
homeownership
and rental homes
goal completed

Overall, we are on track to meet our 10-year goal with 7,724 completed homes and 3,402 more on the way. With a total 11,126 homes complete or in progress, we’re at 40% of our 28,094 homeownership and rental homes goal at the end of year four.

San Antonio’s housing needs are nuanced, so that means our goals must be, too. Our overall goal is really the sum of specific goals for households with different incomes, older adults, and people exiting homelessness, as shown below:

SHIP's 10 year production and preservation goals broken out by household income.					
Area Median Income (AMI)	Income for a Household of 3	Homeownership		Rental	
		Production	Preservation	Production	Preservation
Up to 30%	\$26,100	0	5,786	6,897*	909
31 – 50%	\$43,500	0	3,200	2,653	1,137
51 – 60%	\$52,200	0	1,000	1,061	455
61 – 80%	\$69,600	650	500	0**	2,046
81 – 100%	\$87,000	650	250	0	0
101 – 120%	\$104,350	650	250	0	0
Sub Totals		1,950	10,986	10,611	4,547
		12,936		15,158	
Total Housing Production and Preservation Target		28,094			

* Includes 1,000 Permanent Supportive Housing (PSH) homes.
** Production and Preservation at all AMIs will be tracked for informational purposes, but not counted towards the City’s targets.
1,200 of all homes will be for older adults, age 55 and older.

FY2025 PROGRESS TOWARDS SHIP 10 YEARS GOALS

Through year four of our plan, **we have already exceeded the goals in 6 categories** including preserving rental homes for families at or below 30% AMI. In addition, we have 4,290 homes for older adults in progress or complete (358% of the SHIP goal) and approximately half of our Permanent Supportive Housing (PSH) goal with 477 PSH homes in progress or complete.

When we meet a goal in a specific category, we continue to track production and preservation for that category, but we don't

count them towards the overall goal. That way, we ensure our efforts stay focused on meeting needs. When we include all affordable housing being tracked, there are 26,841 homes either complete or in progress.

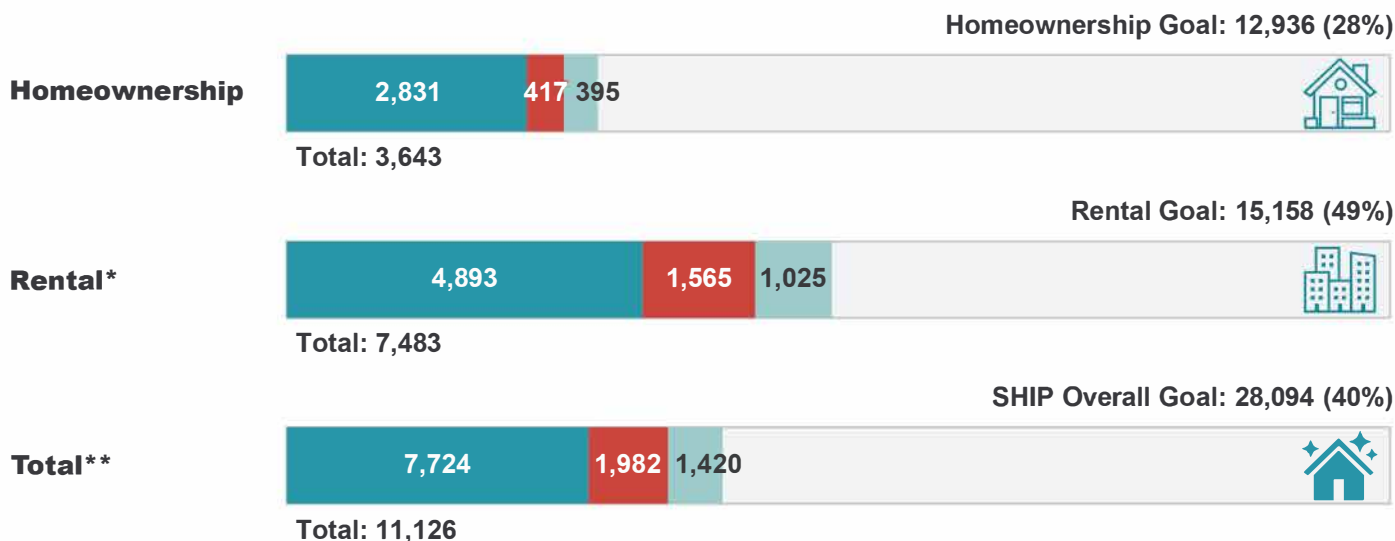
Below shows how many homes have been created or preserved by category to date. For more detailed progress see page 32-33.

Learn more about Permanent Supportive Housing at **SA.gov/PSH**.

 **Completed**
Homes with construction finished.

 **Under Construction**
Homes under construction.

 **In Progress**
Homes that received funding but have not started construction yet.



**Includes 477 PSH and 4,665 public/income-based homes tracked in the rental goal.*

***Includes 4,290 age restricted homes completed or in progress and tracked in the rental or homeownership category.*



HOUSING COMMISSION

The Housing Commission engages the public and advises city leadership on housing related work.

It provides input on policies and the SHIP.

The Housing Commission also promotes public education related to affordable housing and creates an annual report on their own work.

The Housing Commission and subcommittee meetings are open to the public. More information about the Housing Commission, its annual reports, and meetings can be found at **SA.gov/NHSD**.

COMMISSIONERS

Katie Wilson, Chair

Robert Abraham

Pedro Alanis

Kristin Davila

Taneka Nikki Johnson

Cecilia Garcia Redmond

Crystal Requejo

Michael Reyes

Roderick Sanchez

**READ TO LEARN MORE
ABOUT THE HOUSING
COMMISSION HERE →**





ENSURING ACCOUNTABILITY TO COMMUNITIES

The third annual Housing in San Antonio event was held at South San Antonio High School in January 2025. More than **700 community members** were brought together with over **60 local housing organizations**.

The event showcased the City's progress in affordable housing via the SHIP. It also **connected communities to resources, services, and guidance on housing opportunities**.

KEY HIGHLIGHTS INCLUDE:

 **60+ resource tables** featuring local housing partners

 **200 produce bags** distributed by the San Antonio Food Bank

 **Educational displays** on the Affordable Housing Bond, SHIP, Accessory Dwelling Unit (ADU) / Casita Program developments, AMI guidance, and the Housing Commission and subcommittees

 **Classroom sessions and video discussions** on property tax assistance, renters' rights, universal design, first-time homebuyers, and housing finance

 **Youth activities** facilitated by the San Antonio Public Library

 **A Sensory Relief Room** provided by disABILITYsa

Event outreach included direct mailers to nearby households, distribution through South San Antonio teachers and parents, coordinated social media promotion, Council District engagement, text reminders, and partner sharing through libraries, senior centers, and Resource Fair participants.

The Housing in San Antonio event continues to serve as a central space for education, collaboration, and community engagement; **it's a crucial ongoing part of advancing affordable housing access for people across the city.**



**VISIT SA.GOV/AMI TO
USE OUR SIMPLE AMI
CALCULATOR** →





KEEPING RENTERS HOUSED

THE RENTAL ASSISTANCE PROGRAM

Created to help promote housing stability. When emergencies happen, families living on low incomes can quickly fall behind on rent and utilities. This program supports households through these difficult moments.

The program offers up to 3 months of rent assistance (up to \$3,500) and up to \$1,500 for overdue utility bills. Most families served earn \$26,650 or less annually for a family of 3. Many are elderly, disabled, single parents, or rely on Social Security to survive.

This short-term support helps families catch up on bills, avoid eviction, and meet their basic needs.

For San Antonians facing hard times, the program provided support when it was needed most. This year, 1,929 people received critical rental and utility support through the program.



**Scan for
more info.**



As living costs rise, the Rental Assistance Program is vital to keeping families housed and communities strong.



**Scan for
more info.**

Strengthening Application Accessibility

We will enhance partnerships with public libraries and other organizations that serve as access points for the community to submit rental assistance applications. These trusted spaces play an essential role in connecting people with the support they need, helping to reduce barriers to applying for assistance.

Supporting High-Need Areas

Insights from eviction court data will guide targeted outreach and educational efforts for housing providers and tenants, with a focus on Council Districts experiencing the highest eviction filing rates.

Expanding Access Through Policy Alignment

The City is exploring methods to ensure that new projects are tied to this program. New construction or rehabilitation projects receiving City funding are required to participate in the Rental Assistance Program. This approach aims to expand housing stability opportunities for people who rely on this support.



KEEPING RENTERS HOUSED

RIGHT TO COUNSEL (RtC) PROGRAM

In 2019, NHSD partnered with Texas RioGrande Legal Aid (TRLA) to launch the Right to Counsel (RtC) program. The goal is to help renters avoid eviction and reduce the harm of housing instability. Unjust evictions can be prevented when renters receive legal support they could not afford otherwise.



**Scan for
more info.**

Since 2020, NHSD has expanded the program by placing housing stability staff in every Bexar County Justice of the Peace (JP) Court.

OUR STAFF

- Connects people with help like rental assistance, legal referrals, and job training.
- Makes announcements before JP hearings to share housing support options.
- Offers one-on-one help after JP hearings.
- Helps people who apply for rent or relocation help receive direct outreach.

OUR PARTNERS AT TRLA

- Setup self-help resource stations at every JP Court.
- Provide legal aid for court and administrative hearings.
- Offer active clients case management and housing support.
- Staff a dedicated phone line for legal referrals.



The RtC program will continue connecting renters to legal services and housing stability resources throughout the eviction process. In addition, the program will expand its impact by training partner-agency staff on effective eviction prevention strategies.

Metrics for the department's Right to Counsel impact.

FY25 Outcomes

Court Hearings Attended	19,539
Households Referred to Legal Aid	6,702
Cases Dismissed or Reset	2,756
Eviction Prevention Email / Mailers	7,447
Know Your Rights Workshops	4
Households Receiving TRLA Legal Services and Information	110
Number of unduplicated attendees at Know Your Rights Sessions	231



KEEPING RENTERS HOUSED

RENTWISE SA: KNOW YOUR RIGHTS AND RESPONSIBILITIES

A program to empower renters and rental housing providers, frequently known as landlords, in San Antonio. Well-informed renters can better assert their rights. Well-informed housing providers are better able to follow the law. All sessions are free and have Spanish and American Sign Language interpretation.

This year, NHSD hosted:



10 sessions with the Fair Housing Council of South Texas.

4 Housing Provider Information workshops with San Antonio Legal Services Association (SALSA).



These sessions helped housing providers create lease agreements that protect both renters and housing providers by following local and state laws.

RentWise SA

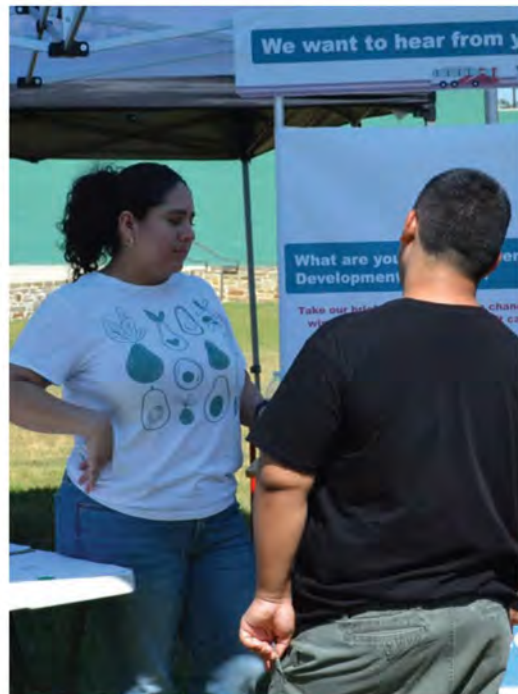
Over **450 people** attended RentWise sessions in 2025. Videos were produced in English, Spanish and ASL about renter rights and responsibilities. Topics include information about leases, eviction, discrimination, domestic violence and access.



More information sessions will be provided and additional videos will be produced!

Resources and information available at [SA.gov/tenantsrights](https://sa.gov/tenantsrights). Scan for more info.







PROPERTY TAX HELP CAMPAIGN

Each workshop started with a short presentation. After the presentation, attendees received free one-on-one help from volunteers to answer individual questions. Attendees filed forms on site with Bexar Central Appraisal District (BCAD).

The campaign included:

-  An 8-part video series was released online in English, Spanish, and ASL. The videos explain what property taxes are, detail common exemptions, and overview the protest process.

 We continued to expand language access by having presentations led in English, Spanish, Vietnamese, and Arabic. All English presentations had Spanish and ASL interpretation services. Written materials were produced in English, Spanish, Vietnamese, Arabic, and Pashto. Attendees received printed presentations, forms, and informational material in their desired language. All of this enabled more people to understand their taxes and access savings.

Scan the QR code for online resources and videos or visit [SA.gov/propertytaxhelp](https://www.southalabama.gov/propertytaxhelp)





SUPPORTING HOMEOWNERS

THE HOME REHABILITATION & REPAIR PROGRAM

Following the understanding that the most affordable home is the one you already have, NHSD helps homeowners repair their homes. The Home Rehabilitation & Repair Program assists qualified low- to moderate-income homeowners. After the homeowners select a contractor, NHSD oversees independent contractors conduct home repairs, and forgivable loans cover repair costs. These repairs focus on health and safety, accessibility, and major system concerns. Repairs also include plumbing, electrical, and HVAC.



**Visit to
see an
impact
story.**

“This will truly make a difference in my life. I feel so much more confident and prepared for the challenges because of your support. You’ve helped me build a strong foundation for the future, and for that, I am incredibly grateful.”

—Recipient of Major Home Rehabilitation & Repair Program



107
homes
completed



15
households
in progress

UNDER 1 ROOF PROGRAM

NHSD’s Under 1 Roof Program replaces damaged, worn roofs with energy-efficient, white shingle roofs for qualified families. These roofs help lower indoor temperatures, reduce utility bills, and improve year-round comfort.



**Scan for
more info.**

While the program serves eligible homeowners citywide, NHSD also participates in the City’s Urban Heat Island (UHI) mitigation initiative, which targets areas of extreme heat in San Antonio. As part of this effort, NHSD launched the Under 1 Roof Cool Roofs Pilot Program, focusing specifically on UHI areas.



199
roofs
completed



45
roofs
in progress





SUPPORTING HOMEOWNERS

THE GREEN AND HEALTHY HOMES (GHH)

The Green and Healthy Homes (GHH) program addresses lead-based paint in homes built before 1978. The presence of lead-based paint is dangerous for homeowners, especially with young children. Correcting health and safety hazards like this creates healthier and safer homes for people.

Applications of GHH are accepted year-round.



**Scan for
more info.**



“I’m happy with it. The house looks perfect the way they fixed it. The people who worked were respectful and nice. Everybody says ‘hey, it’s a nice-looking house.’”

—GHH Program Recipient

PARTNER INITIATIVES

NHSD collaborates with a network of nonprofit organizations to support home repair and rehabilitation services that address health, safety, accessibility, and code compliance issues for eligible homeowners. In FY2025, Blueprint Ministries, Meals on Wheels San Antonio, Rebuilding Together Austin–San Antonio, Merced, Operation Triage, and Divine Redeemer provided a range of services including roof repairs, accessibility modifications, and critical home improvements. NHSD also works with the City’s Office of Historic Preservation through Rehabarama, a volunteer-driven home repair event.

The **Casa Verde Weatherization Program**, led by CPS Energy, provides energy-efficiency upgrades for income-eligible homeowners and renters. As part of this coordinated effort, NHSD funds minor repairs that are performed by CPS Energy and are necessary to prepare homes for weatherization services. By covering these minor repair costs, NSHD enables CPS Energy to complete weatherization improvements that reduce energy consumption, lower utility bills, and improve indoor comfort. Homeowners must meet program requirements.

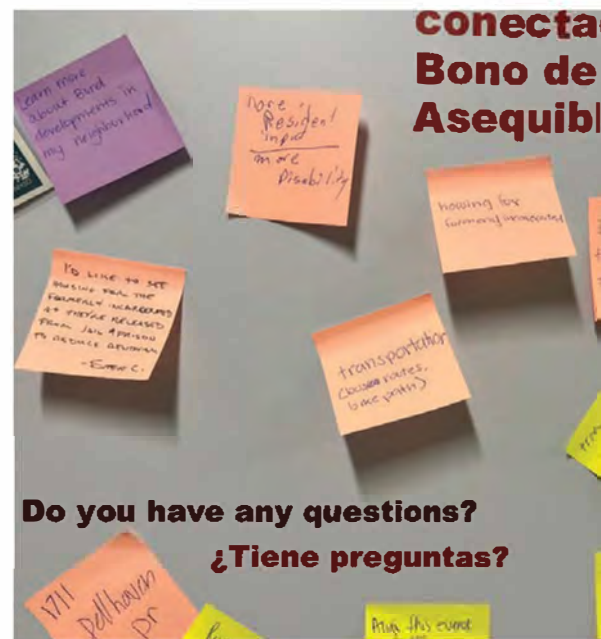
This partnership supports NHSD’s broader housing quality and sustainability strategy by aligning minor repair investments with energy-efficiency outcomes across San Antonio.



175
**households
served**



**Scan for
more info.**





CREATING HOUSING OPPORTUNITIES IN SAN ANTONIO

The City is committed to making it easier for people in San Antonio to buy their first home. With support from the Down Payment Assistance Program, first-time homebuyers can find a home of their own. The Down Payment Assistance Program includes the following assistance programs:

- **First Responders Homebuyer Assistance Program (FRHAP)**
Available to eligible uniformed City of San Antonio firefighters and police officers.
- **Homeownership Program for Employees (HOPE)**
Available to eligible City of San Antonio employees.
- **Homeownership Incentive Program (HIP80 & HIP120)**
Available to income eligible people in San Antonio.



**Scan for
more info.**



“As a first-time homebuyer, I was very intimidated by the process and investment. As part of the City’s Homeownership Program for Employees (HOPE), I was required to take a Homebuyer Education Course. **This course was a great introduction to the full homebuying process – from getting your credit in order to the closing process – and prepared me to move through the process to be ready to apply for the HOPE Program when I found my dream home.** Without the Down Payment Assistance, I would have not been able to reach a monthly mortgage payment within my budget and close on my first home in October 2023. This Halloween will be one-year in my new home, and I couldn’t be happier with my investment or more grateful for the City’s HOPE Program on helping me achieve this personal goal.”

—Recipient of Homeownership Program for Employees

? **WHAT’S NEXT?**

The department will focus on expanding awareness through monthly First-Time Homebuyer Classes. The class content will expand to include available assistance programs, financial planning, and the homebuying process. The classes will better inform participants with the knowledge needed for their journey to homeownership.





CREATING HOUSING OPPORTUNITIES IN SAN ANTONIO



CASITA PROGRAM

Casitas, also known as Accessory Dwelling Units (ADUs), are small homes located on the same lot as a larger, main house. Historically, they have been an important part of the neighborhood fabric throughout San Antonio. Casitas are ideal housing for singles, older adults, families, and individuals with disabilities.

Casitas increase affordable housing options and create inclusive living spaces in existing neighborhoods. The Casita Program website includes resources and educational materials about building a Casita, hiring a contractor, financing a casita, and much more. The website also includes a library of Casita Permit-Ready Plans, which are prototypical.

Help Building a Casita

The Casita Incentive Pilot program aims to make it easier to build a Casita. The program provides up to \$35,000 in construction incentives for new construction or repair of a casita. Homeowners at or below 80% of the AMI are eligible to apply. Homeowners above that AMI level are also eligible if the casita will be rented to someone making 50% AMI or less.

This program also includes assistance to cover up to \$4,500 in design fees for Casita Permit-Ready Plans. Casitas are also eligible for a waiver of most city permit fees.

\$1.7 million of the 2022 Affordable Housing Bond has been allocated for incentives for Casita construction.

**Visit [SA.gov/Casita](https://sa.gov/casita)
for more info.**



CREATING HOUSING OPPORTUNITIES IN SAN ANTONIO

COMMUNITY LAND TRUSTS (CLTS)

Community Land Trusts (CLTs) are non-profits created to ensure lasting housing affordability. CLTs create opportunities to own homes for people who would otherwise be priced out of the market. Through CLTs, more people can secure homes and live in stable neighborhoods.



**Scan for
more info.**

In October 2024, City Council adopted The Community Land Trust Designation Policy. The policy protects affordability with CLTs through allowing special appraisal methods outlined by the State, including an optional tax reduction.

TRADITIONAL HOMEOWNERSHIP

- Home and land are purchased and sold together
- Homeowner maximizes price at resale
- Homeowner pays property taxes based on estimated sales price

CLT HOMEOWNERSHIP

- Separates the home from the land
- Homeowner owns the home and leases the land from the CLT
- Resale price is determined by the ground lease
- Homeowners earns equity and pays property taxes based on the ground lease



THE RENTAL ENGAGEMENT & ASSISTANCE TO CONNECT WITH HOUSING (REACH) INITIATIVE

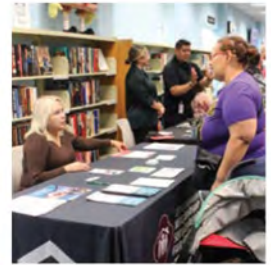
Many families who rely on housing vouchers for affordable housing might struggle to find providers that take them. The REACH Initiative working group is helping to address this issue. NHSD and Close to Home brought together property managers and owners, local public housing authorities, veteran and renter advocates, and HUD staff.

In October 2024, they finalized 9 recommendations that included ways to:

- Help streamline paperwork.
- Address negative perceptions of voucher holders.
- Increase property owner participation in rental assistance programs.

The group has continued to meet and implement solutions including:

- All rental listings in the Multiple Listing Service (MLS) accessed by realtors must indicate if they will accept vouchers.
- Opportunity Home San Antonio and the Housing Authority of Bexar County are working towards making it easier for property managers to accept payments and aligning their inspection methods.





TAX INCREMENT FINANCING (TIF)



In San Antonio, a financial tool called Tax Increment Financing (TIF) is used to directly address affordable housing needs. By creating a Tax Increment Reinvestment Zone (TIRZ), the City captures the growth in property taxes from a redeveloped area to fund new projects.

TIF delivered a significant impact with funding allocated for the construction of **1,012 affordable homes** for families earning at or below 120% of the Area Median Income (AMI).

HOW TIRZ SUPPORTS AFFORDABLE HOUSING

Direct Funding

The funds collected in a TIRZ can be used to pay for land acquisition, infrastructure, or rehabilitation of affordable housing projects.

Strategic Planning

TIF aligns with the City's broader housing goals, ensuring the funds are used to increase the affordable housing supply and support economic development.

VILLAGE AT PERRIN BEITEL

The Village at Perrin Beitel project is a prime example of creating new, affordable housing for families. The Village at Perrin Beitel is a 92-unit apartment complex, with **80 homes reserved** for people at or below 60% of the Area Median Income (AMI).

By leveraging TIRZ funding for infrastructure and combining it with other funding, the city made this project possible in a neighborhood that lacked such options.

TOWNE TWIN VILLAGE

The Towne Twin Village project shows how TIF can fund innovative, compassionate solutions for the most vulnerable. Towne Twin Village is a planned community designed to provide permanent supportive housing for seniors (55+) experiencing chronic homelessness. It offers not just homes, but also critical on-site services like medical and mental health care.

The project also received significant funding from the City's Affordable Housing Bond, demonstrating a coordinated approach to addressing homelessness and creating a true community.



INVESTING IN HOUSING AFFORDABILITY IN SAN ANTONIO



Scan for
more info.

In May 2022, voters approved the 2022-2027 Affordable Housing Bond for **\$150 million**. This funding is helping to develop safe, quality, and affordable housing near jobs, transit, schools and services. The funding categories and housing bond parameters were developed by a Housing Citizens Bond Committee appointed by the City Council. The City Council approved the categories, parameters, and Bond funding on February 10, 2022.

Of the \$150 million Affordable Housing Bond, **\$129.5 million** has been committed so far to preserve and create an estimated **5,000 homes**.

To date, \$54.9 million of that funding has been spent towards 2,214 homes completed and an additional 1,445 homes under construction. Approximately 1,343 homes are in the planning phase and are expected to be complete before the end of Fiscal Year 2027.

Since the Affordable Housing Bond program began, NHSD has celebrated the opening of 8 high-quality housing communities near transit, schools, jobs and neighborhood amenities.

These communities include amenities such as playgrounds, fitness centers, community rooms, pools and sustainability features. They also contain on-site supportive services such as after-school care, job readiness training, food pantries, case management and more.



8

New Affordable
Housing
Communities



4

Housing
Communities
Started



9

Housing Communities
scheduled to come
online by October 2026



CREATING HOUSING OPPORTUNITIES



NHSD celebrated a total of 12 ribbon cuttings and ground breakings from October 2024 – September 2025.

8 Ribbon Cuttings: 4 new affordable rental housing developments; 2 rental housing rehabilitation and preservation developments; 1 new homeownership development and 1 PSH development. Below is a list of developments and news coverage and press release titles.

Los Arcos at VIDA (Rental Production) | Council District 4

Vista at Silver Oaks (Rental Production) | Council District 9

Sunstone Apartments (Rental Production) | Council District 5

NOVA Lofts (Rental Production) | Council District 10

Arbors at West Avenue (Rental Rehab) | Council District 1

Westside Reinvestment Initiative (Homeownership Production) | Council District 5

Towne Twin Village Phase 2 (PSH) | Council District 2

Preserve at the Port (Rental Rehab) | Council District 5

4 Ground Breakings: three new affordable rental housing developments and one Permanent Supportive Housing (PSH) development.

Memorial Apartments (Rental Production) | Council District 5

Legacy Senior Residences (Rental Production) | Council District 3

Palladium San Antonio (Rental Production) | Council District 4

Commons at Acequia Trails (PSH) | Council District 3

San Antonio is investing in more affordable housing, neighborhood revitalization, and community-driven projects. **NHSD is committed to ensuring every dollar is used effectively, compliantly, and equitably.**



**Scan for
more info.**





TRANSIT ORIENTED DEVELOPMENT (TOD)

As San Antonio's population grows, transit and housing grow with it. VIA Metropolitan Transit is investing in Advanced Rapid Transit (ART): a high-quality, modern public transit system built to move more people farther and faster.

City Council viewed the new ART Line to be an opportunity to build and preserve housing and neighborhoods close to transit. To meet this goal, the Housing Commission's Removing Barriers to Affordable Housing Development and Preservation Subcommittee (RBSC) and its Technical Working Group worked alongside the Transportation Department to create the Transit-Oriented Policy (TOP) Framework. The Framework included housing recommendations created by RBSC with City staff and public input.

After several months of community engagement, the City of San Antonio adopted its TOP Framework and the Unified Development Code in December 2024. The final versions of the TOP Framework and TOD zoning amendments were made with extensive public input. Community feedback was incorporated to prioritize walkability, housing affordability, economic growth, and environmental sustainability.

Learn more about the policy at: saspeakup.com/TOD





FEDERAL FUNDS

GRANTS MONITORING & ADMINISTRATION (GMA)

The City of San Antonio receives federal funds from the U.S. Department of Housing and Urban Development (HUD). The Neighborhood and Housing Services Department (NHSD) works with the Department of Human Services (DHS) / Homeless Services and Strategy Department (HSSD) and communities to create priorities for these funds. Priorities are gathered through community engagement and surveys every 5 years. NHSD administers and monitors the grants and reports back to HUD every year. The City of San Antonio accepted \$22.8M across these four grants in 2025.

GRANTS

The funds are distributed in San Antonio through grants and programs listed below:

- Community Development Block Grants (CDBG)
- HOME grants
- Emergency Solutions Grants (ESG)
- Housing Opportunities for Persons With AIDS (HOPWA) programs

PROGRAM SUPPORT

Funding provided assists with:

- Housing Rehabilitation and Reconstruction
- Multi-family Rental Housing Development
- Single-Family Homeownership Development
- Services that assist people with learning about Fair Housing Policies
- Rental Assistance
- Supportive Services for Housing
- Financial Education
- Parks Summer Youth Program and Community Center extended hours
- Homebuyer Incentive Program
- Community Housing Development Organizations (CHDOs)



FEE WAIVERS

The City of San Antonio imposes fees for all building development projects. The Fee Waiver Program provides waivers to these fees for eligible projects.

By waiving these fees, the Neighborhood and Housing Services Department can help with projects that benefit the people of San Antonio.

The program supports affordable housing, historic preservation, and existing homeowners. It also promotes the expansion of small and minority businesses in San Antonio.



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more info.**



1,553

Affordable Homes
Supported



\$2,380,000

Committed



\$1,533

Per Affordable
Home



COORDINATED EFFORTS

The SHIP made our community vision clear; partnership is key to address housing affordability in San Antonio. This year NHSD worked with community groups and partners to move our work forward.

The Office of the Chief Housing Officer, NHSD staff, and Local Initiatives Support Corporation (LISC) have hosted two **legislative workshops**.

The first focused on supporting affordable housing during the 89th Texas Legislative Session and identified key issue areas. Throughout the session, NHSD staff worked with the Government Affairs and the Bexar County delegation to support these issue areas and track over 200 housing-related bills filed.

Significant progress was achieved in several priority areas, including:

- Stricter regulations around Housing Finance Corporations (HFCs),
- Changes to property tax appraisals to benefit homeowners,
- Improved Low-Income Housing Tax Credit (LIHTC) requirements,
- Tenants' rights, and
- Land use regulations around housing.

At the second annual Legislative Workshop in August 2025, attendees discussed action steps for the following priority areas:

- Development partners,
- Land use and zoning,
- State tax credits,
- Evictions,
- Coordination between housing and social services, and
- Clear titles and property heir issues.



COORDINATED EFFORTS



NHSD has made efforts to understand and show the human impact of City housing programs.

This is especially important with homelessness; both the experience of homelessness and the City's efforts around it are difficult for many people to understand.

NHSD produced a video series, **Housing and Homelessness**, showcasing the impact of permanent supportive housing (PSH). The series was made in collaboration with TVSA, the Department of Human Services, the Public Engagement and Outreach Subcommittee of the Housing Commission, and the Alliance to House Everyone.

This campaign is designed to show how housing and supportive services impact homelessness. It also illustrates how the City has helped families achieve stability through the Affordable Housing Bond.

The first phase of the series was shared and screened at over 10 community spaces. Afterwards, NHSD received more than 160 reflection cards from viewers.

Common themes from viewer feedback included:

- Emotional impact and empathy
- Reframing homelessness
- Connection to affordable housing
- Policy, systems, and collective responsibility
- Shift in perception and awareness
- Action and hope

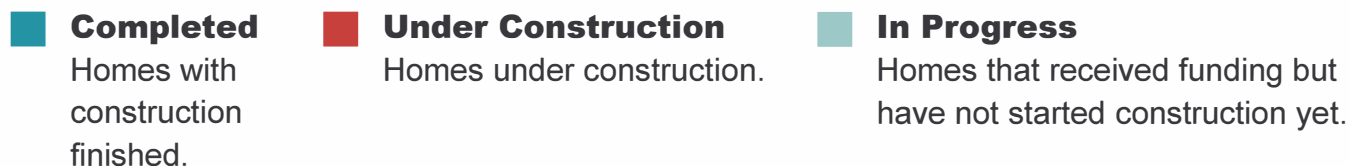


**Scan for
more info.**

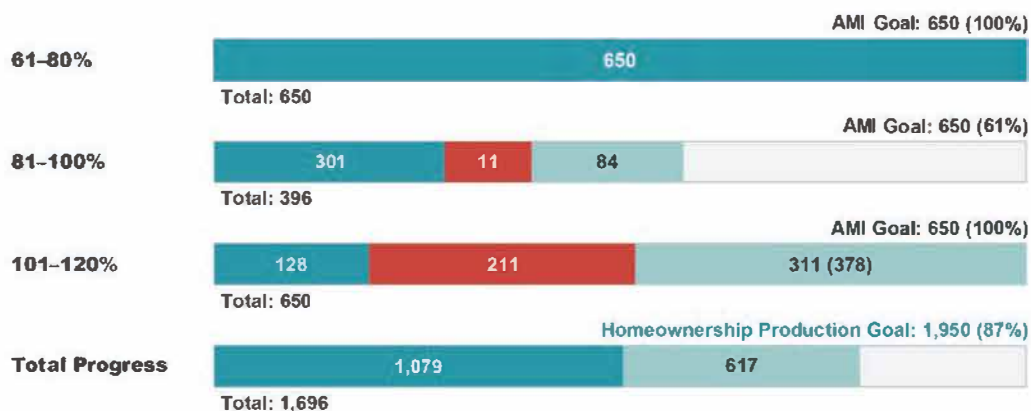
Learn more about housing and homelessness at [SA.Gov/PSH](https://sa.gov/PSH)



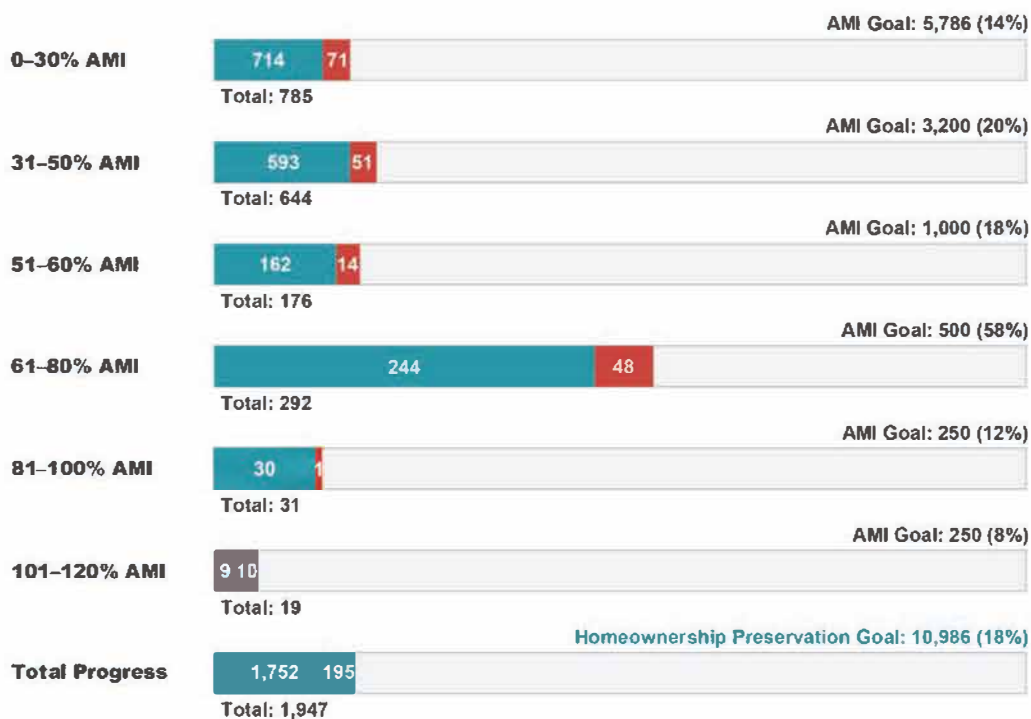
METRICS THROUGH FISCAL YEAR 2025



HOMEOWNERSHIP PRODUCTION BY INCOME

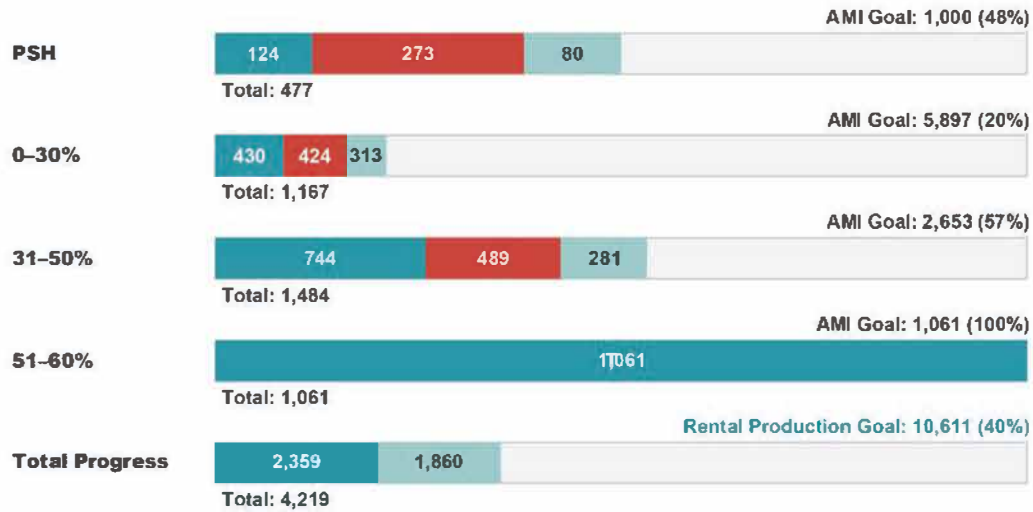


HOMEOWNERSHIP PRESERVATION BY INCOME

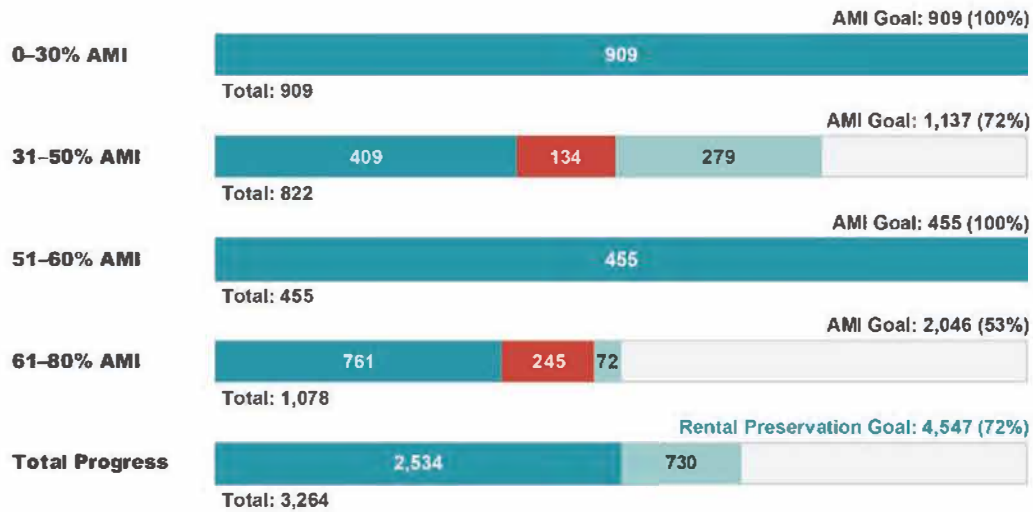


■ Completed
 ■ Under Construction
 ■ In Progress

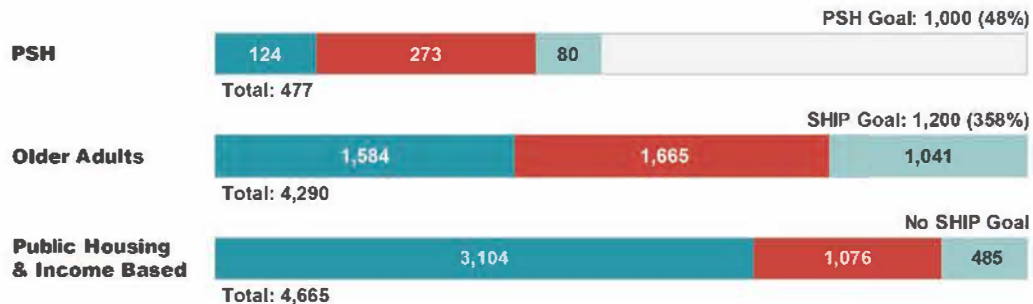
RENTAL PRODUCTION BY INCOME



RENTAL PRESERVATION BY INCOME



PROGRESS FOR SPECIFIC POPULATIONS



PSH and Public & Income-based housing are counted toward the overall rental goal. Age restricted housing units can be rental or homeownership.

CONNECT WITH US

Sign up to receive information about upcoming programs and events by subscribing to the NHSD newsletter below:

