

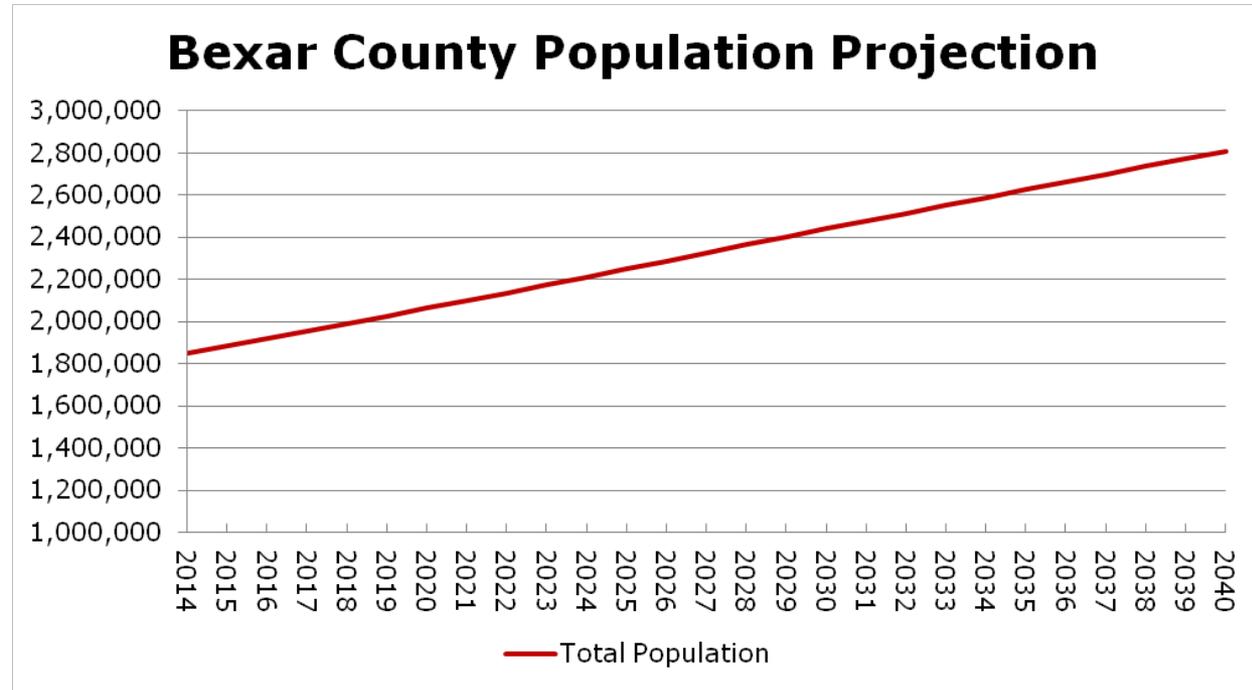


2015 San Antonio Housing Policy Summit  
Housing Challenges Overview  
Sheryl Sculley, City Manager



# 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

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





## Housing Element

Affordable and  
Workforce  
Housing

Neighborhood  
Revitalization

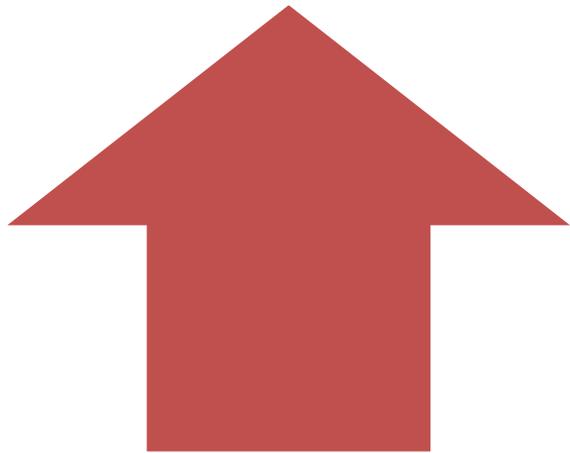
Sustainable  
Communities/  
Complete  
Neighborhoods

Housing  
Choices

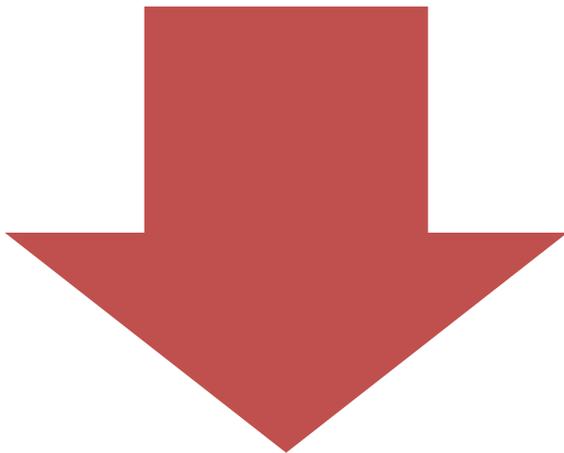




# Affordable Housing Issues



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

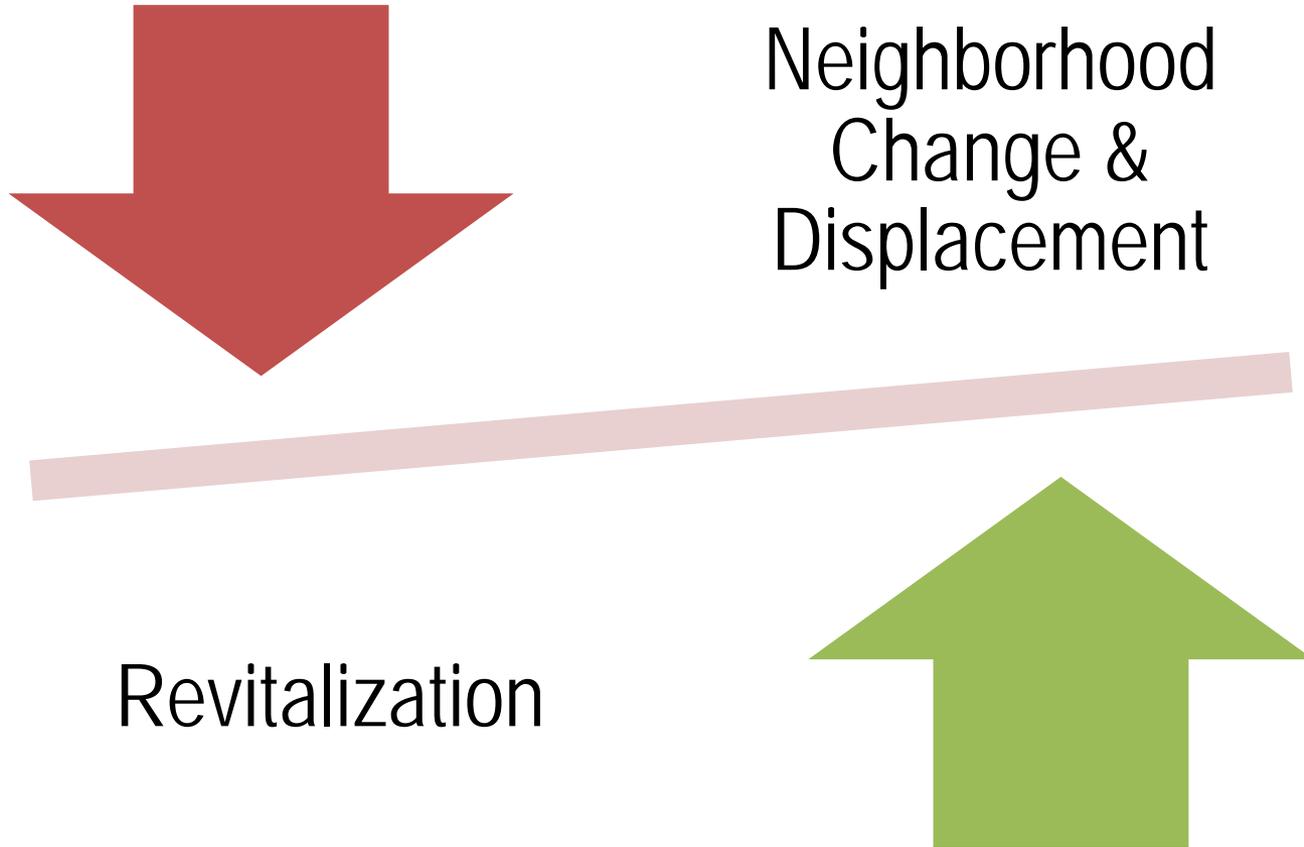
50,600

- Housing units with moderate or severe physical problems





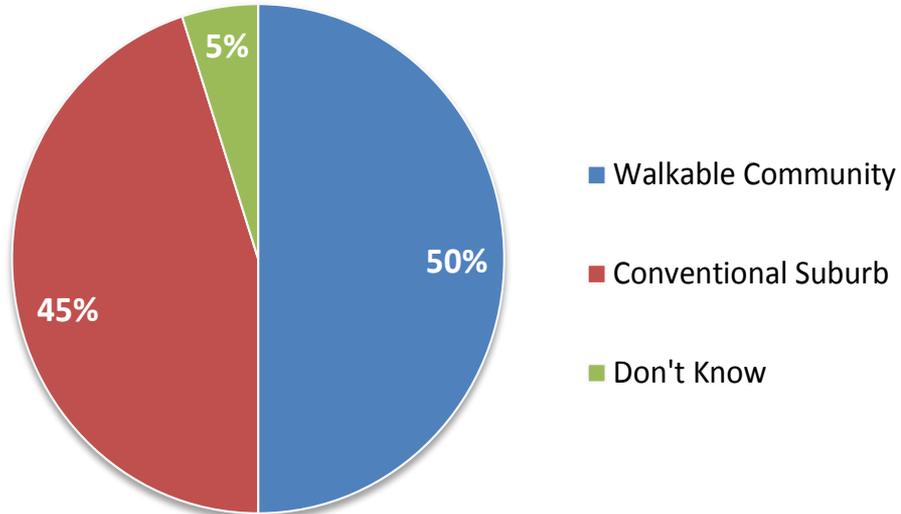
# Neighborhood Revitalization Issues





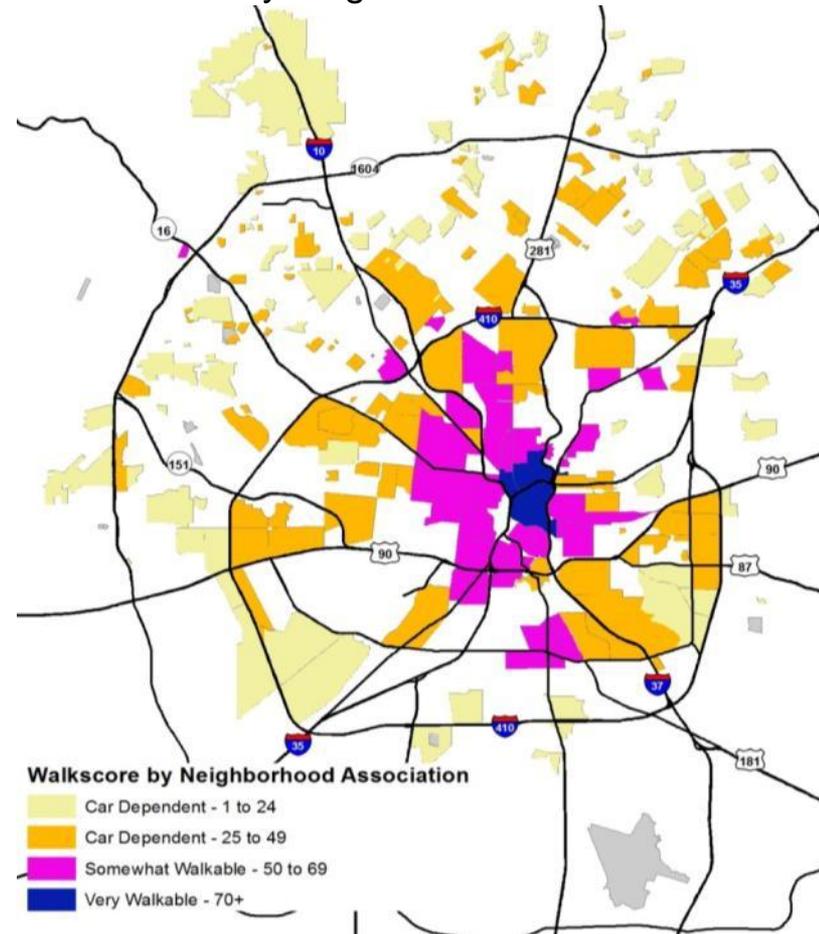
# Sustainable Neighborhood Issues

### 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

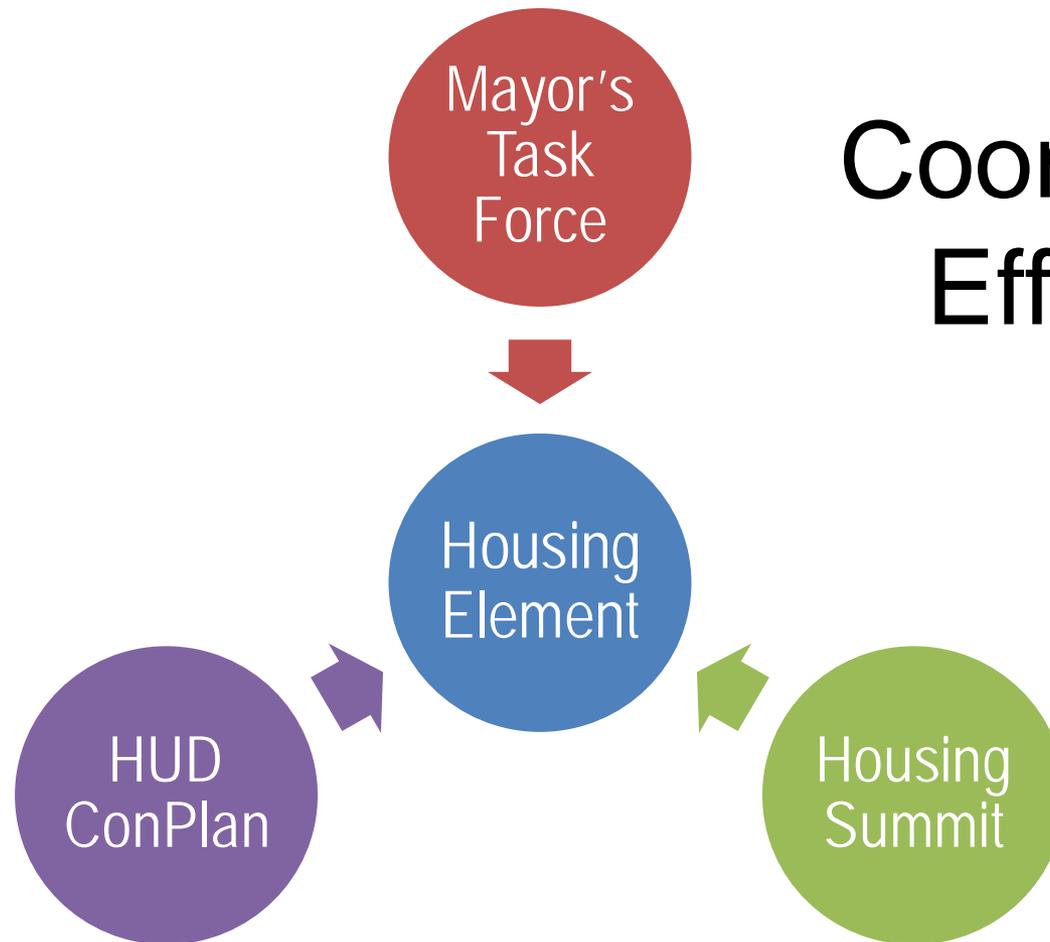
58%

- 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?



**Coordinate Efforts!**





# Who Must be Involved?

