



SAHA | SAN ANTONIO
HOUSING AUTHORITY
Opportunity Lives Here

Innovations to Address Housing Needs

May 15, 2015

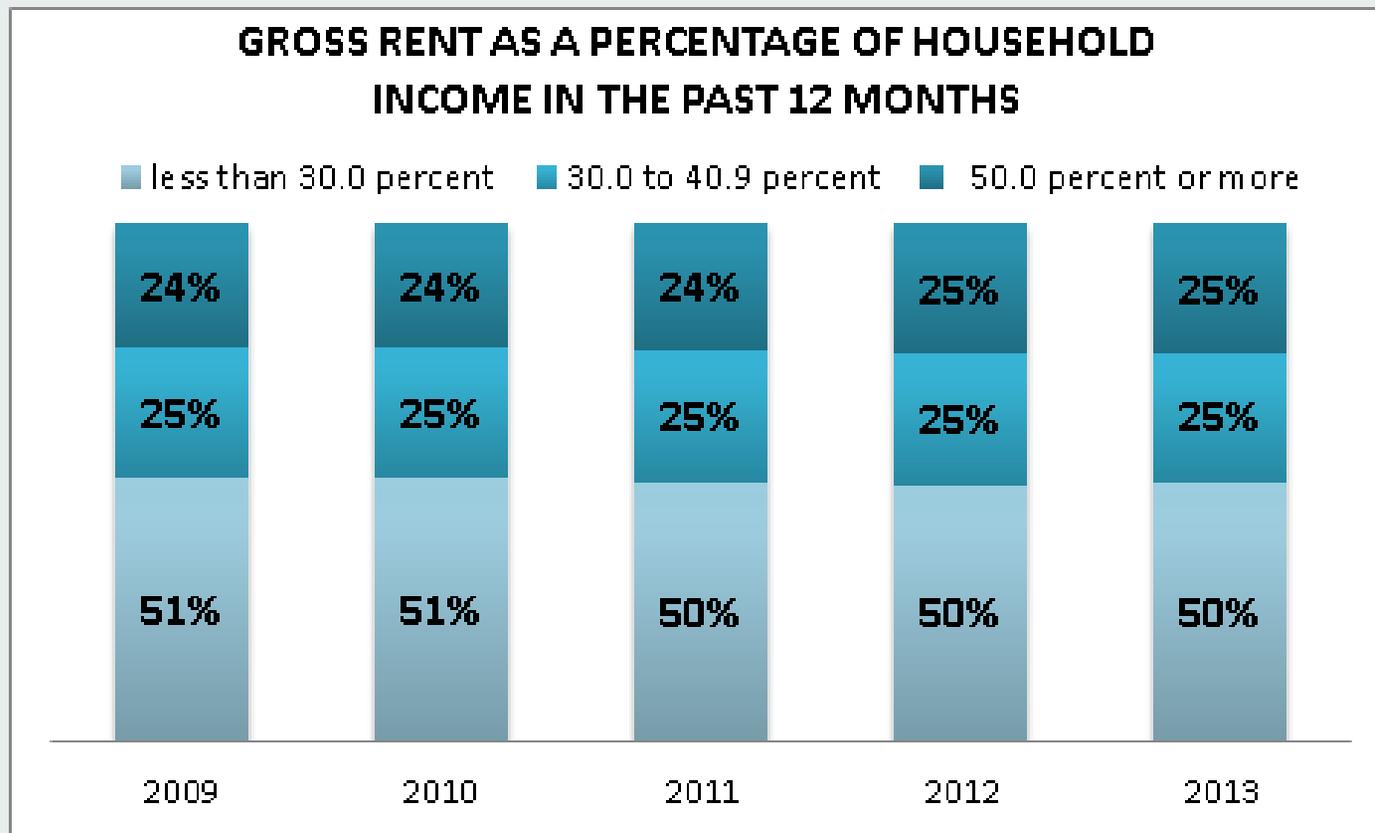
David Nisivoccia, Interim President & CEO

Today

- 1. Two Critical Affordability Challenges in San Antonio**
- 2. SAHA: Who We Are and Who We Serve**
- 3. Key Accomplishments**
- 4. Looking Ahead**

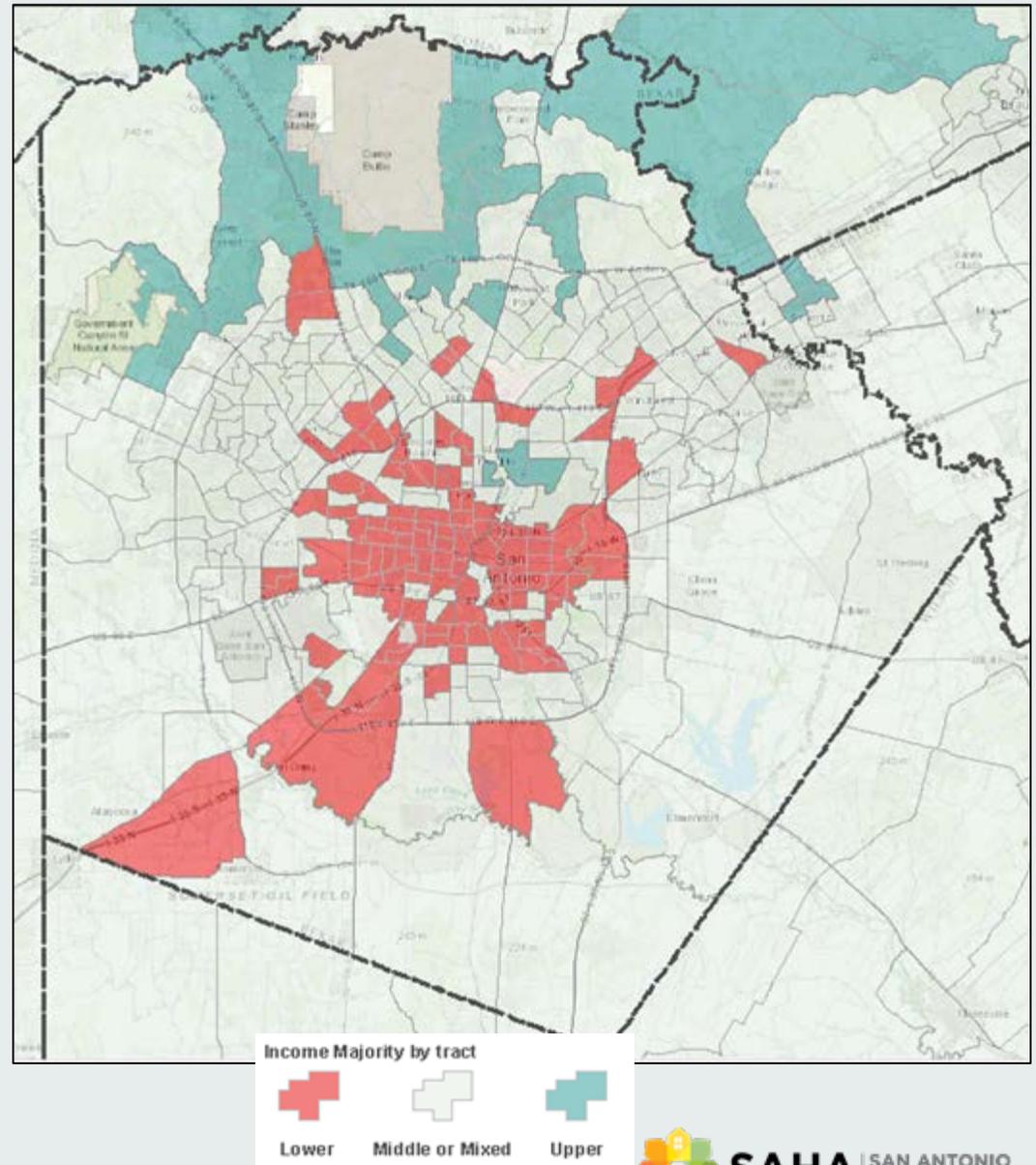
High Housing Cost Burden

Nearly a quarter of renter households spend more than half of their income on housing --means **less money for other sectors of the economy**



High Residential Income Segregation

- » Highest in the country for separation of high (>\$100,000) and low (<\$33,000) income families
- » Can lead to unequal access to health, education, safety, and employment resources

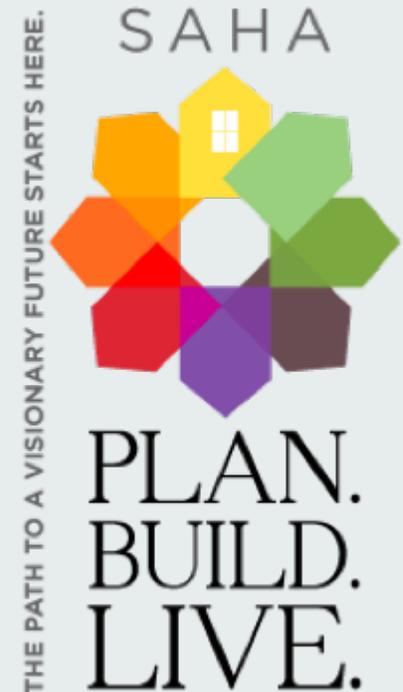


SAHA: About Us

***Mission:** The San Antonio Housing Authority provides quality affordable housing that is well integrated into the fabric of neighborhoods and serves as a foundation to improve lives and advance resident independence.*

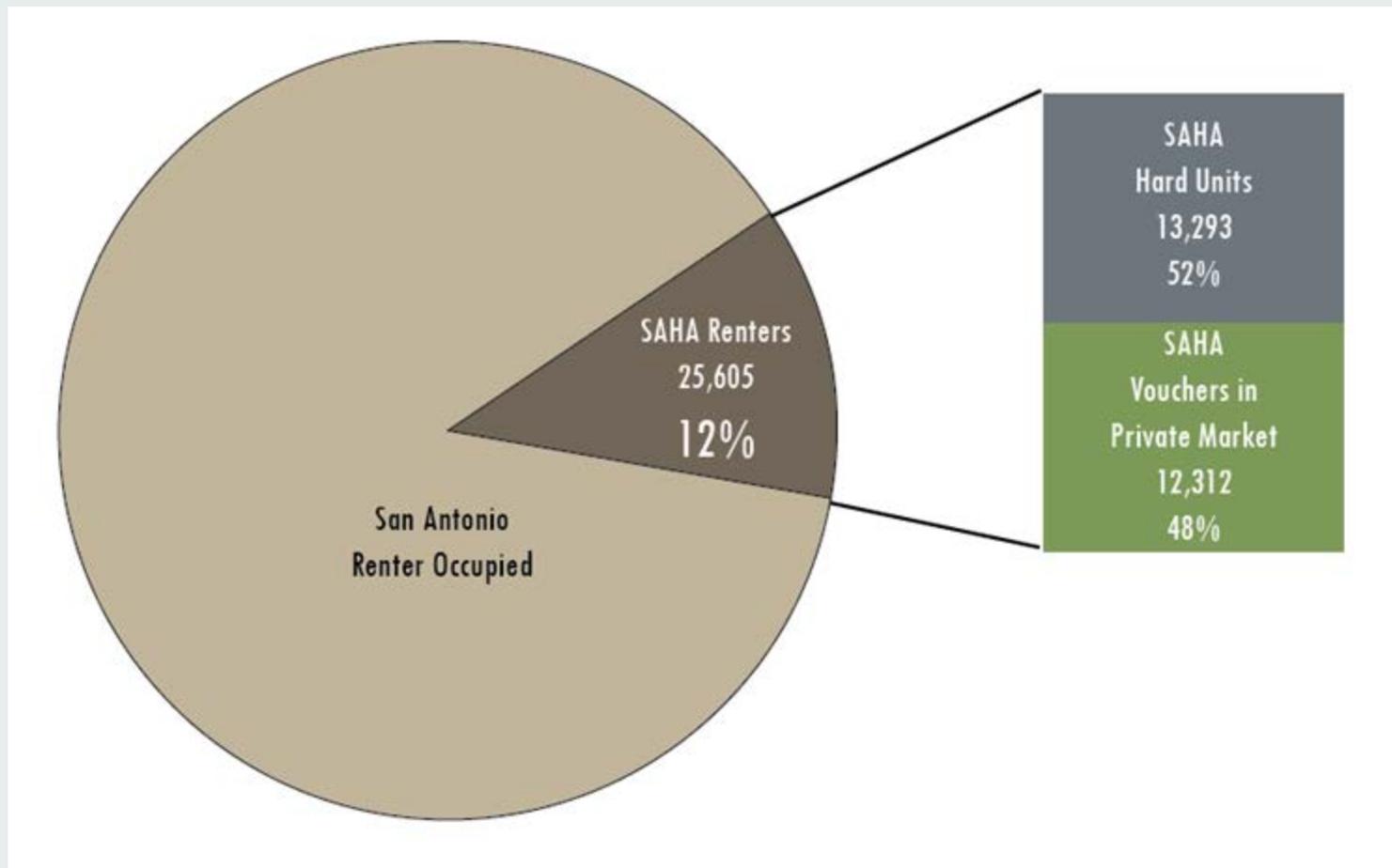
Three primary programs

- > Public Housing
- > Assisted Housing Programs (Vouchers)
- > Beacon Properties

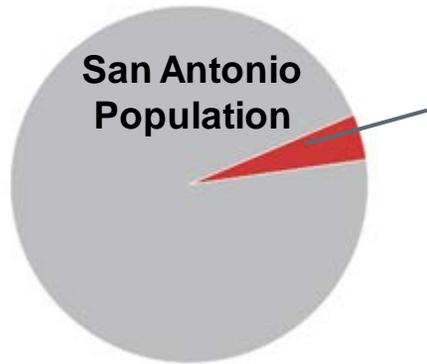


Who We Serve

Through Public Housing, Voucher Programs, and Beacon Properties, **SAHA provides housing assistance to approximately 12% of San Antonio renters**

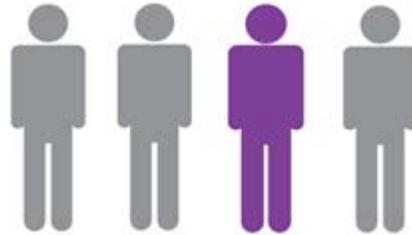


Who We Serve: Traditional Housing Programs (Public Housing and Section 8)

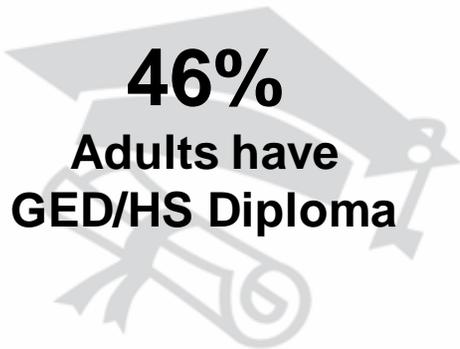
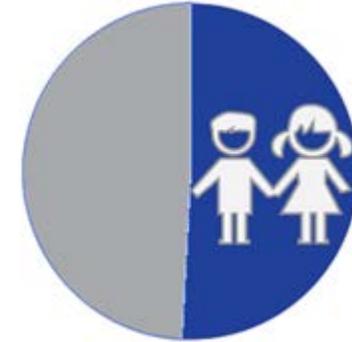


4%
SAHA residents

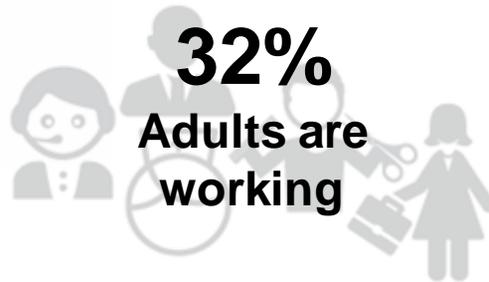
1 in 4
Residents with a disability



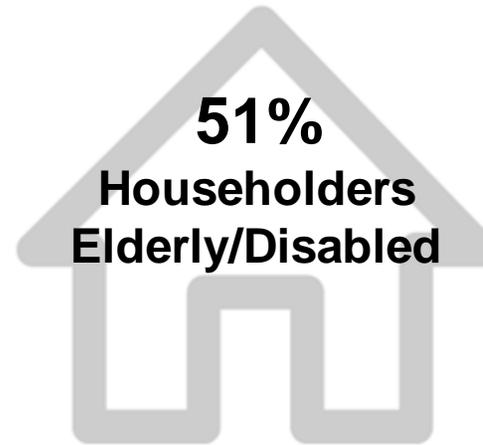
51%
Children



46%
Adults have
GED/HS Diploma



32%
Adults are
working



51%
Householders
Elderly/Disabled

**Household
Median Income**

SA Metro

\$58,800

SAHA

\$10,632

Key Accomplishment: Increase Support for Self-Sufficiency



Increased Job Training



**SANDRA
CABALLERO**

- Sandra completed pharmacy technician program at Alamo Colleges, in partnership with the Health Professions Opportunity Grant (HPOG)
- Now working in a pharmacy and plans to attend nursing school

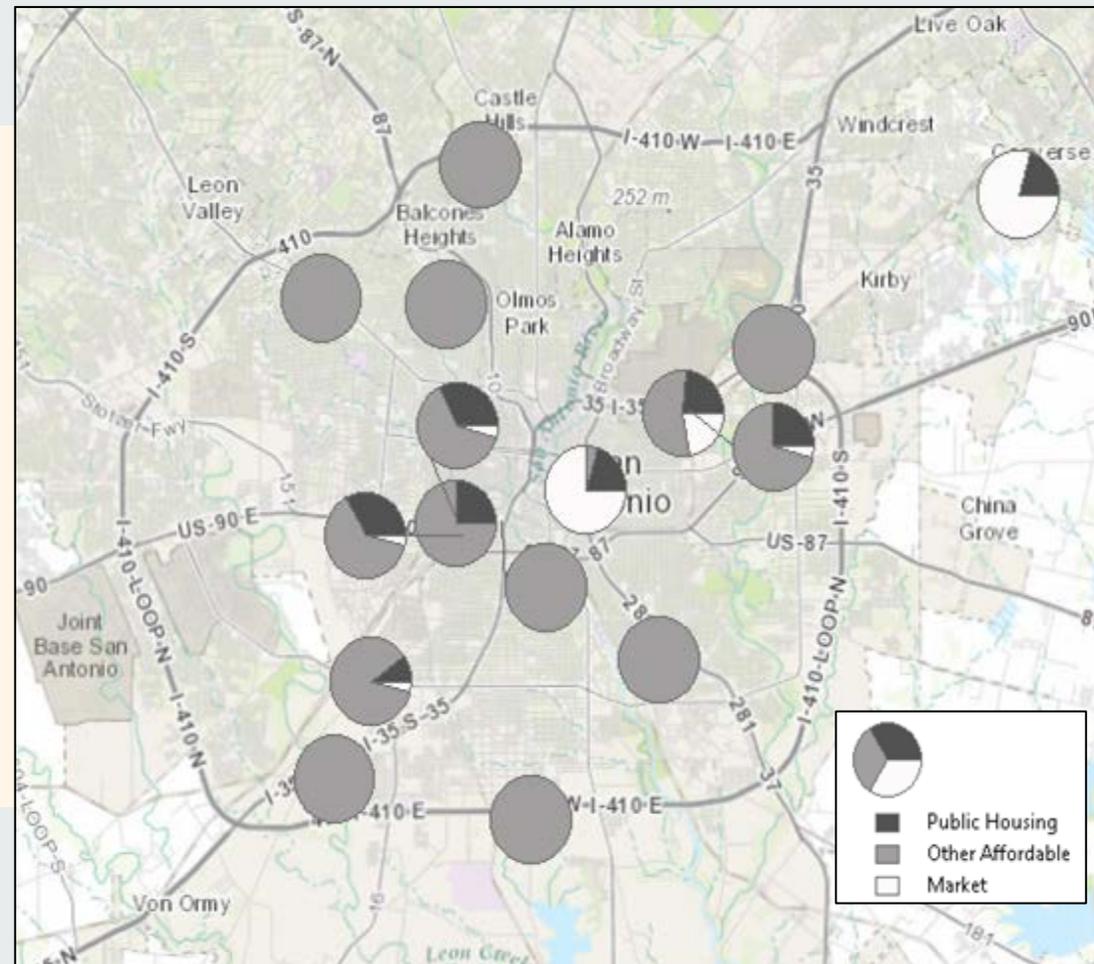
SAHA's self-sufficiency programs currently serve over 1,900 residents that are actively pursuing education, training, and jobs

- 40% of the 1,900 are now employed

Key Accomplishment: Increase Housing Choices

INCREASE HOUSING CHOICES

Developed **1,467** new mixed-income housing units (**80%** of which are affordable to very low-income households), through the investment of **\$186.4 million**, including leveraging **\$131.7 million** in private equity funding.



Housing Choices for the Homeless



**JUANITA
SEPULVEDA**

- Juanita is a Marine veteran, Master's candidate, and formerly homeless
- 18-year-old son is a pre-med student and 17-year-old daughter has been accepted at three universities.

Homeless voucher program includes intensive case management services

- 1,161 vouchers are available for homeless individuals and families
- Collaborative referral process with San Antonio Metropolitan Ministries (SAMM) and the Center for Health Care Services (CHCS)

New Neighborhood Choices: Wheatley

SAHA is utilizing the \$30 million EastPoint Choice Neighborhoods Initiative grant from HUD to leverage a \$100 million transformation of the Wheatley Courts area into a “community of choice”



People outcomes focus on families' health, education, safety, and employment, through self-sufficiency and job readiness programs, and to facilitate access to early childhood and adult education.



Neighborhood efforts are transforming the area into a safe, pedestrian-oriented community with homeownership opportunities, retail businesses, and health/wellness resources.

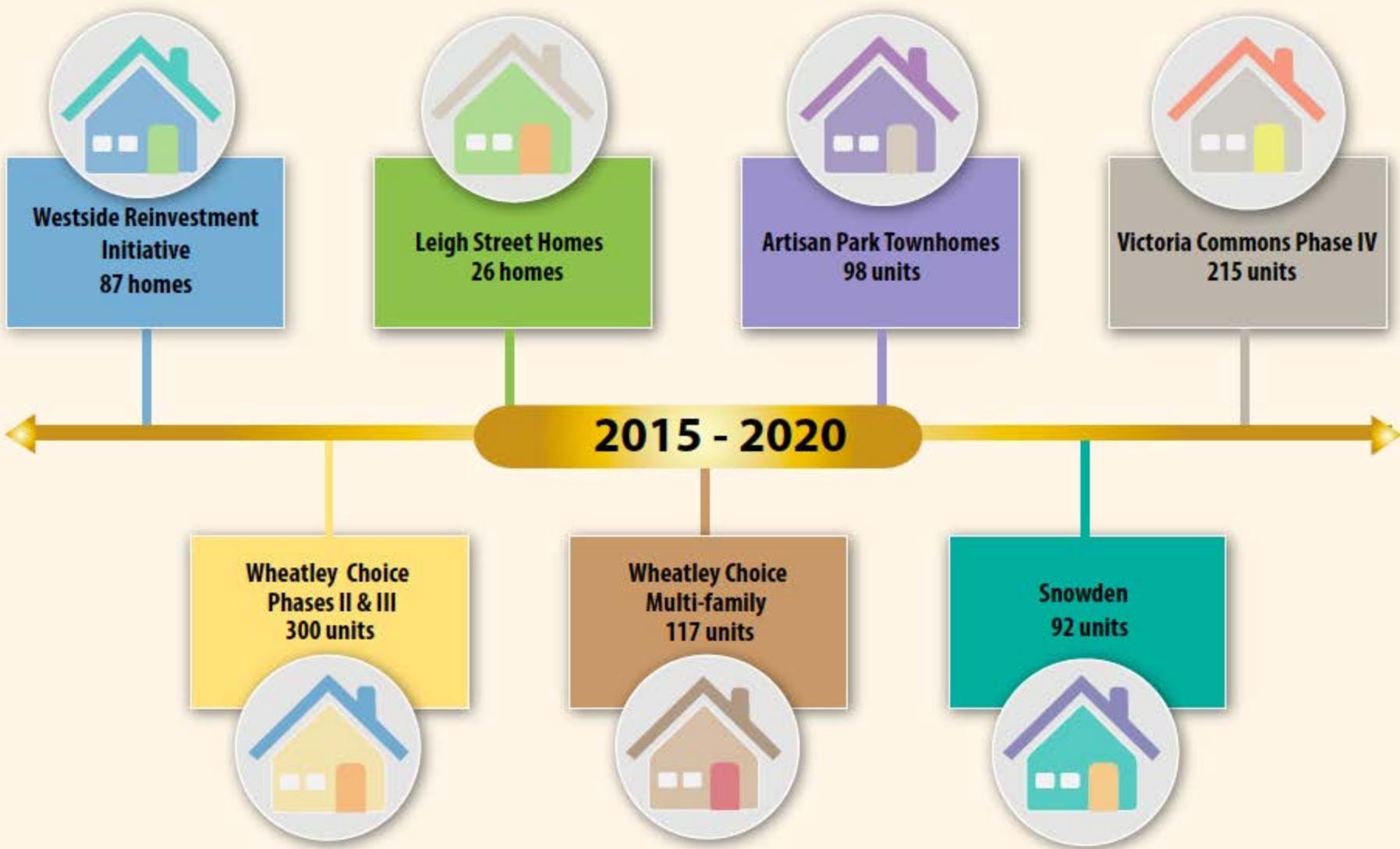


Housing activities include the redevelopment of Wheatley Courts into an energy-efficient, mixed-income community, and expanding the supply of quality housing with The Park at Sutton Oaks.

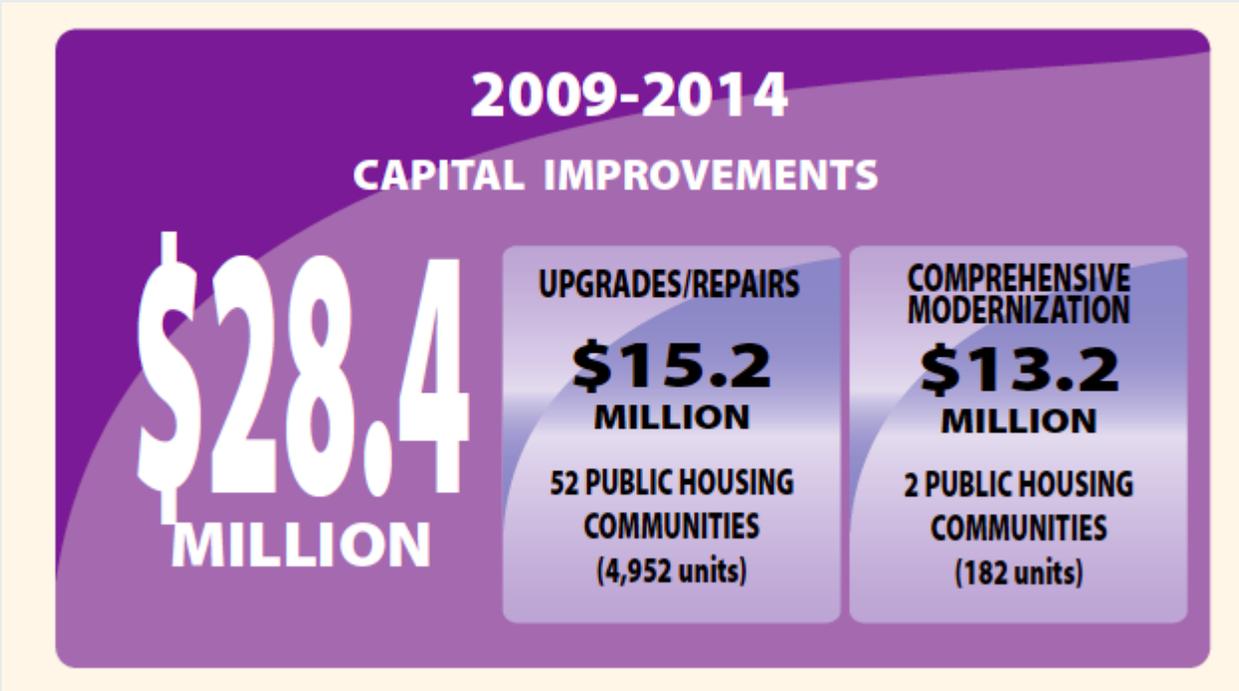
Looking ahead: short-term

- 1. Federal funding: decrease or flat**
- 2. State tax credits (primary funding for new development): focused on projects to the north, outside Loop 410**
- 3. Completion of innovative Eastpoint / Wheatley Choice Neighborhood**
- 4. Replicate Eastpoint model on the west side, with additional place-based revitalization projects built on partnerships**

Looking ahead: New Construction



Looking ahead: Preservation



Lofts at Marie McGuire
\$6 million comprehensive modernization



Lewis Chatham Apartments
\$7 million comprehensive modernization

Looking ahead: 2020

By 2020, SAHA will....

- » Invest \$22 million to preserve over 560 units of public housing
- » Construct 1,489 new housing units at an estimated cost of \$184.1 million
- » Secure 150 new housing vouchers, worth \$800,000
- » Serve over 13,000 households a year with housing vouchers
- » Increase the percentage of work-able adults that are employed to over 38%
- » Increase the median earned income of working adults to over \$19,000