

Housing Commission Regular Meeting

February 26, 2020



CITY OF SAN ANTONIO
**NEIGHBORHOOD & HOUSING
SERVICES DEPARTMENT**

Verónica R. Soto, AICP
Director

Agenda

Public Comments

Item 1: Approval of Minutes for January 10,2020 Special Meeting and January 22,2020

Regular Meeting

Item 2: Briefing and Update on the ForEveryoneHome Assessment

Item 3: Discussion and Possible Action on the Definition of Affordability

Item 4: Director's Report

Item 5: Recognitions of Service for Housing Commission Chair and Commissioner



Public Comments



Item 1: Approval of Minutes



Item 2: Update on ForEveryoneHome





ForEveryone
HOME

City Solutions for Housing Equity

San Antonio Needs Assessment Findings
February 26, 2020



Behind the Curve



- ▶ Once cities are concerned about displacement often it is already too late.



Piloting an Antidote



- ▶ Teams of 6-8 city and community leaders
- ▶ Racial equity lens
- ▶ Meaningful engagement with impacted communities
- ▶ Three phases & deliverables
- ▶ Detailed, implementable policy recommendations
- ▶ Guides investments in buildings and land before they are out of reach



Local Priorities

- ▶ Policy-making that centers experiential knowledge
- ▶ Data-driven analysis and discussions
- ▶ Inter-departmental coordination and involvement
- ▶ Building upon existing plans and resources
- ▶ Recommendations to address both direct and indirect displacement
- ▶ Acknowledgement that public investments and policies can contribute to displacement



Summary Report

Fabiola Ochoa Torralba

Community Engagement Coordinator, FEH-SA

Overview of Participants



- ▶ 51 people participated in the storytelling circles
- ▶ While close to half of participants identified as Hispanic or Latinx, people of color made up the largest racial and ethnic group represented.
- ▶ The ages of participants ranged from approximately 4-69 years old with 4-39 years olds participating at a slightly higher rate than 40-69 years olds.
- ▶ 1 in every 10 individuals were veterans or were active duty.
- ▶ For every 8 adults there was 1 dependent per household or family.
- ▶ 75% of participants made incomes up to \$39,000 a year with \$79,000 being the highest (about 60% AMI for 3 person household.)
- ▶ About 44% of participants were renters followed by 34% who were experiencing homelessness and 22% were homeowners.
- ▶ The most common housing displacement experiences were eviction, loss of housing due to changes in apartment ownership, and rapidly rising property taxes causing financial hardship.

Heating Videographer
Labor
Housewife Lead
Cook Unoccupied
Home Realtor
Student Health
Server
Retired & AC Sub
Musician CPS Homeless
Energy
Teacher
Artist Contractor
Warehouse

Overview of Findings



- ▶ Participants noticed a relationship between rising development and increase living costs.
- ▶ Development improvements are thought to better daily living conditions when they provide relief and access to previously inaccessible resources.
- ▶ Participants expressed support for programs that focus on securing long-term housing, raising the minimum wage, investing in existing assets, and centering the most marginalized.
- ▶ Participants expressed concern that development means decreases in natural landscapes, constant construction, congestion, and designs that disregard the land, cultural landscape, and the people who reside there.
- ▶ Housing disruptions affect the experiences of entire households, intergenerational families, extended familial networks, neighborhoods, and the socio-cultural fabric of communities.
- ▶ Participants do not feel they are viewed as equal stakeholders compared to developers.



- ▶ 1. Mission grandparents ---> Changes in neighborhoods off Mission Road
- ▶ 2. Lost home through auctioning ---> Homeowners losing their homes
- ▶ 3. Louisiana native ---> Louisiana native expected to find job in San Antonio
- ▶ 4. Mobile home ---> Invisible homelessness and mobile home park instability
- ▶ 5. World Heritage ---> Changes in neighborhoods after World Heritage designation of Missions

San Antonio Needs Assessment



Reinforcement & Expansion of Housing Policy Framework

- ▶ Action Item #1: Develop A Coordinated Housing System.
- ▶ Action Item #2: Increase City Investment in Housing.
- ▶ Action Item #3: Increase Affordable Housing Production, Rehabilitation, and Preservation.
- ▶ Action Item #4: Protect and Promote Neighborhoods.
- ▶ Action Item #5: Ensure Accountability to the Public.

Findings: Types of Displacement

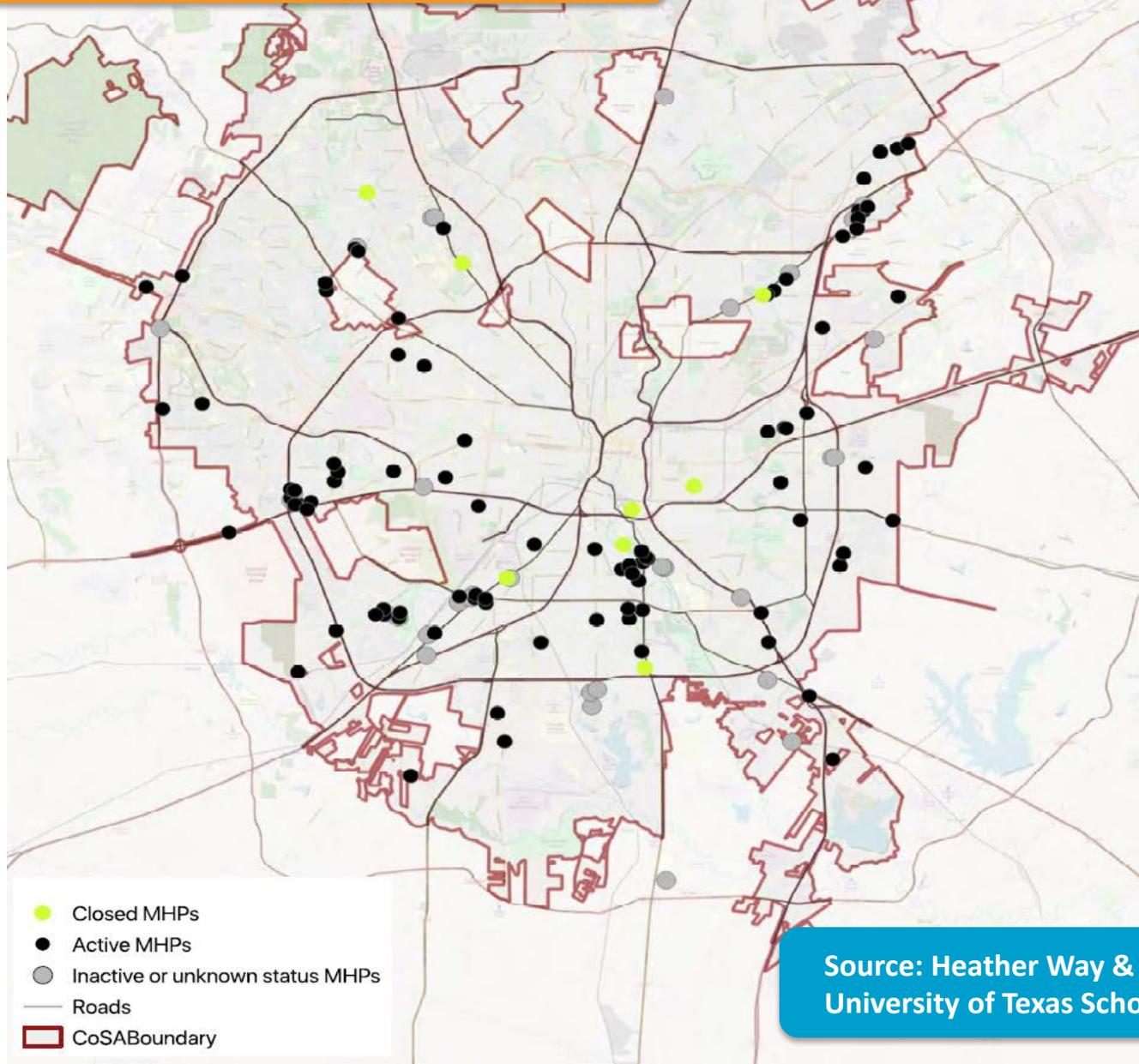


- ▶ Direct Displacement (Action Item #4)
 - Eviction
 - Mobile Home Park Closures
- ▶ Homeownership Destabilization (Action Item #3)
 - Foreclosures
 - Predatory home-buying
 - Deferred maintenance/code violations
 - Rising property taxes (Action Item #4)
- ▶ Threats to Rental Preservation (Action Item #3)
 - Reverse filtering of NOAH
 - Loss of subsidized multifamily properties
 - Deferred maintenance
 - Demolitions



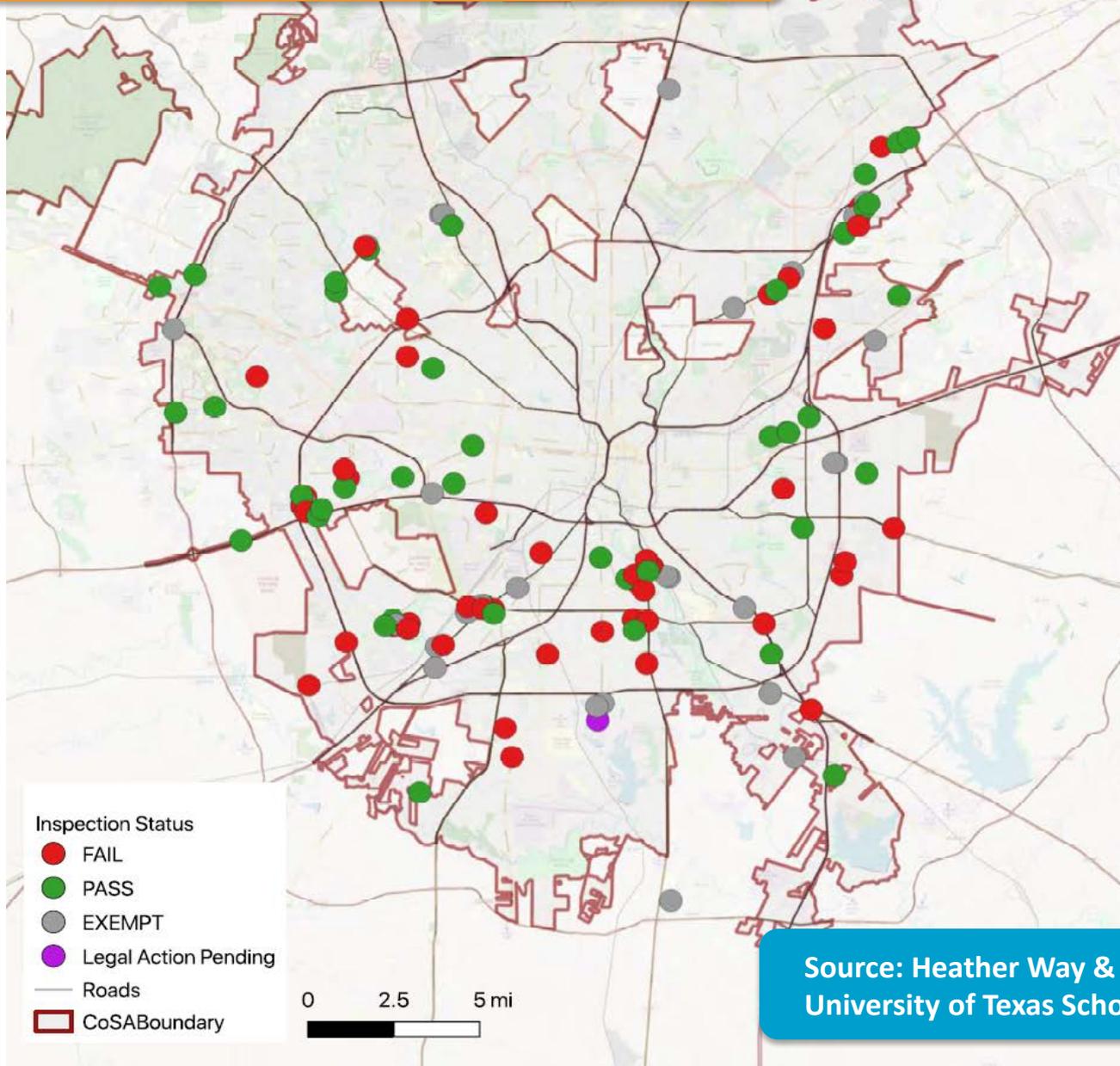
Prevent & Mitigate Displacement

San Antonio Mobile Home Park Locations



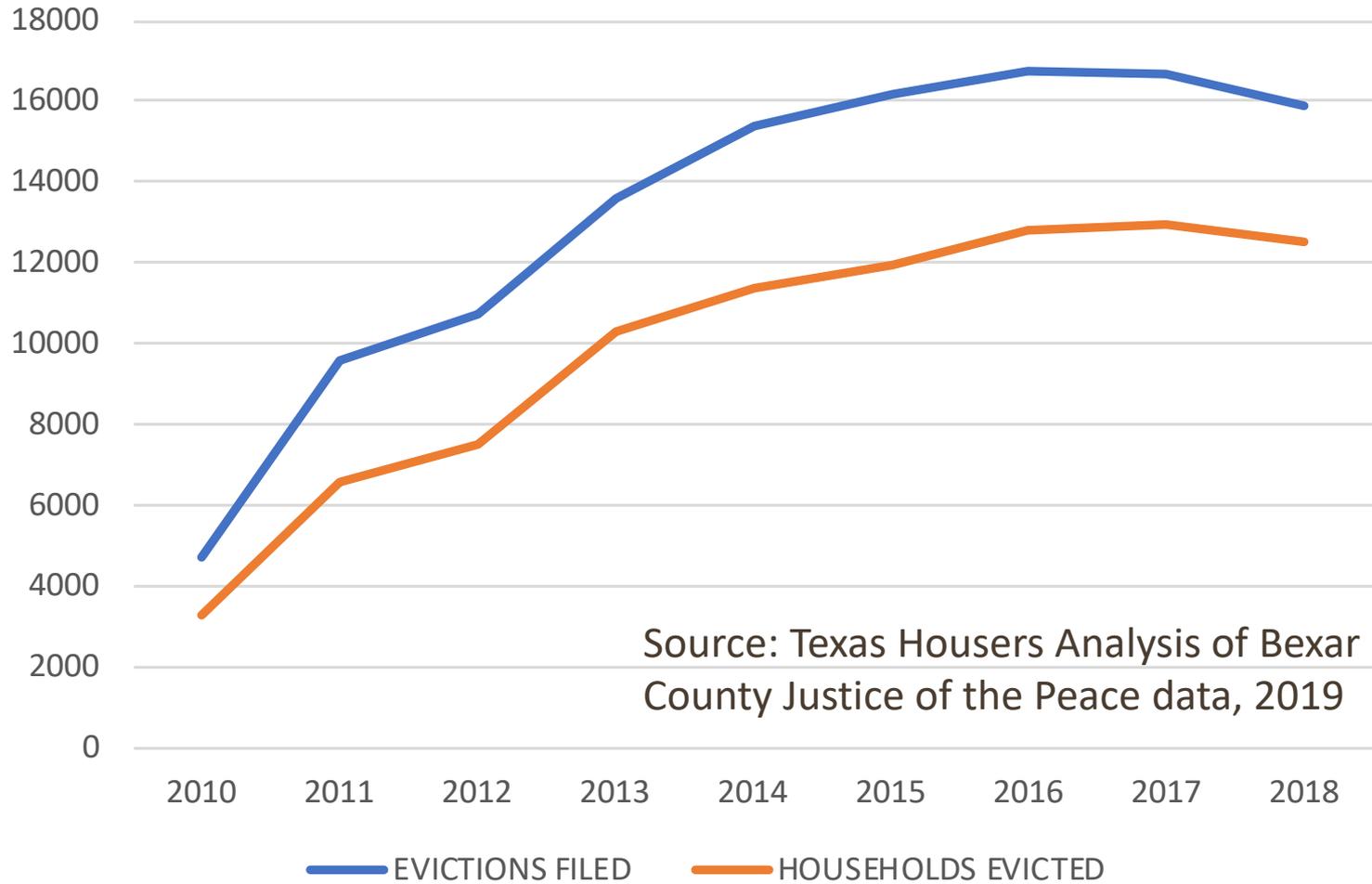
Source: Heather Way & Carol Fraser,
University of Texas School of Law

San Antonio MHPs: Most Recent Inspection Status



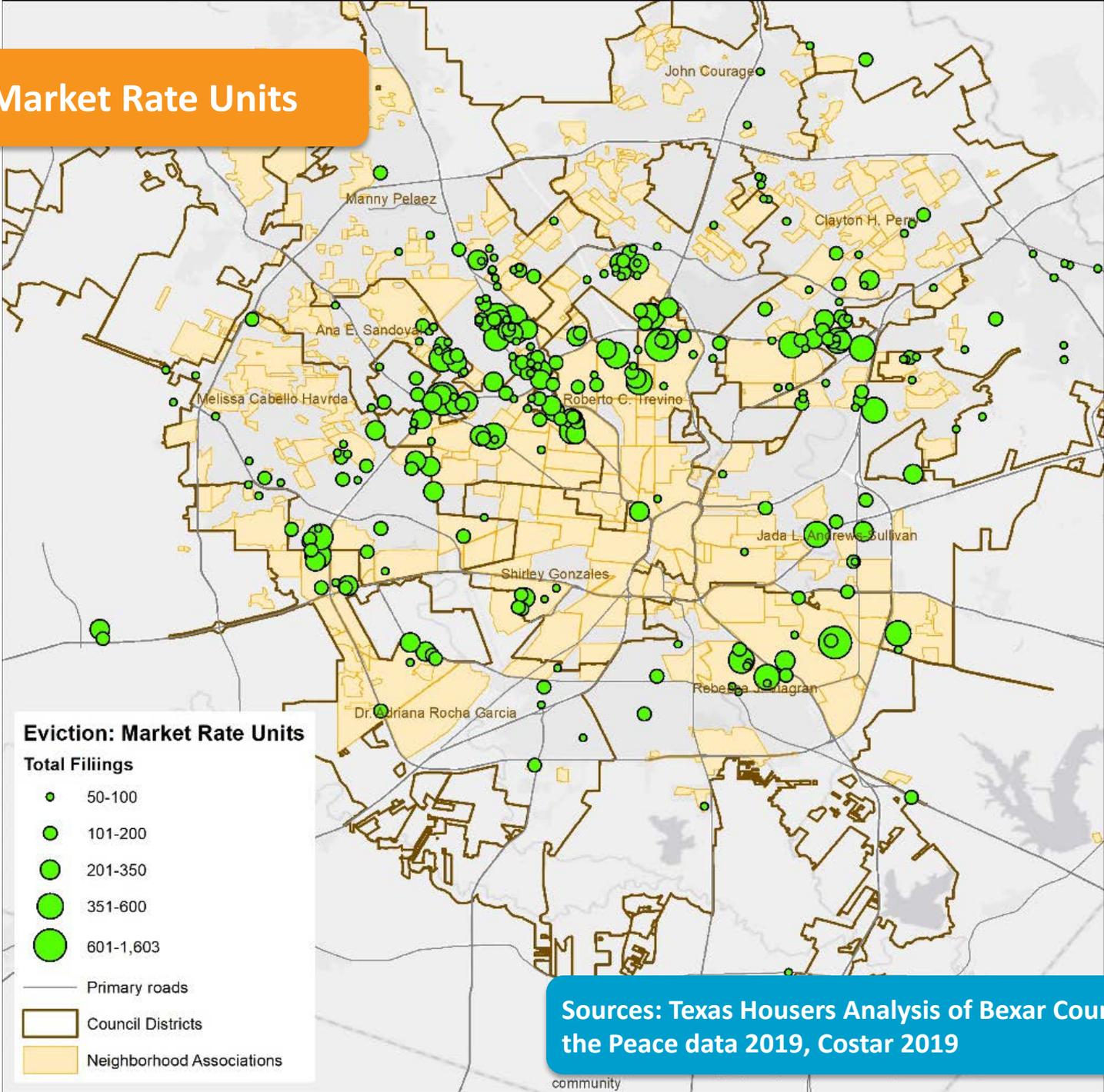
Source: Heather Way & Carol Fraser,
University of Texas School of Law

Eviction Filings and Evictions in Bexar County 2010-2018



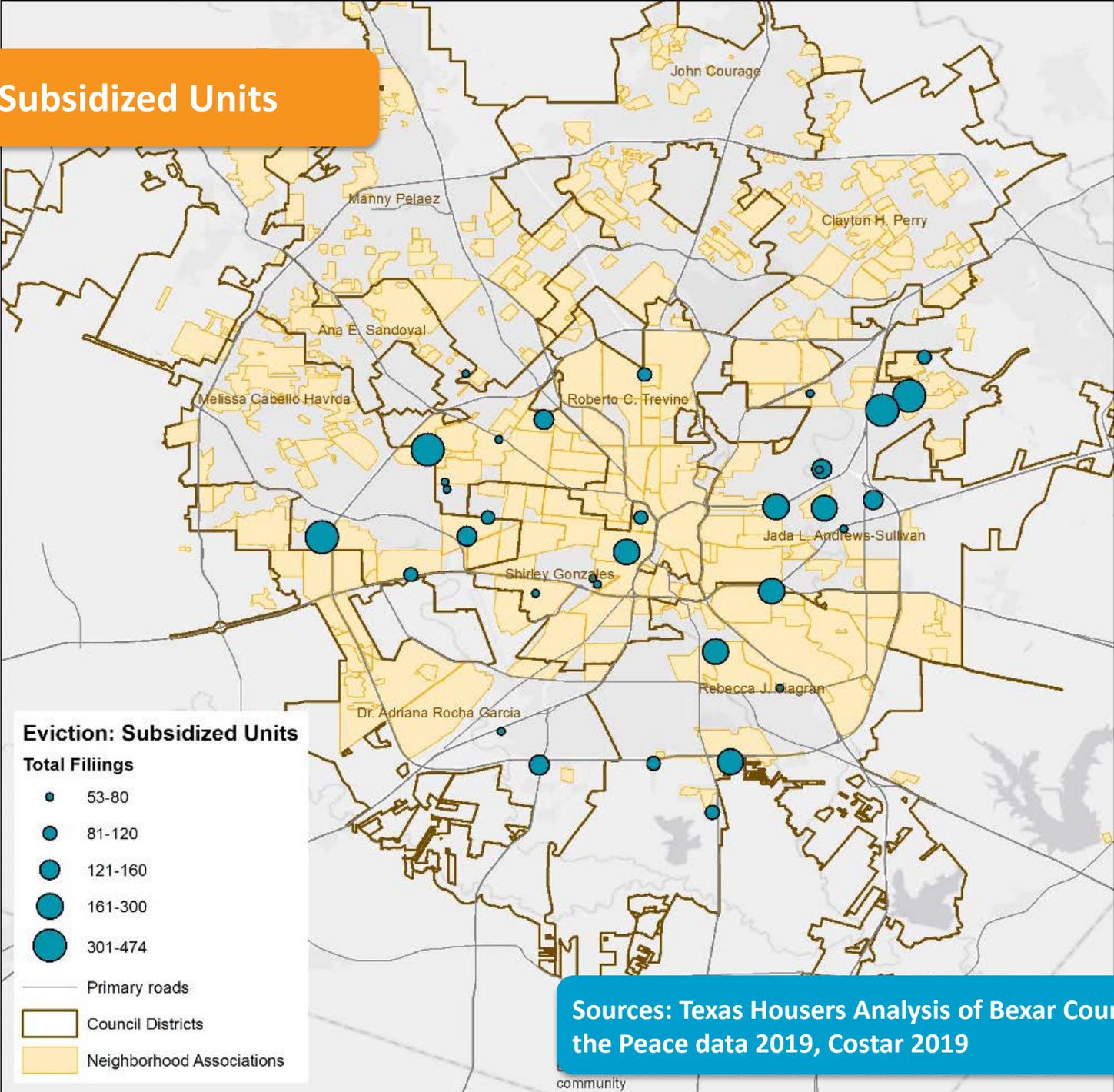
	2015	2016	2017	2018
EVICTIONS FILED	16,144	16,755	16,668	15,925
HOUSEHOLDS EVICTED (ESTIMATED)	11,990	12,816	12,943	12,535

Eviction: Market Rate Units



Sources: Texas Housers Analysis of Bexar County Justice of the Peace data 2019, Costar 2019

Eviction: Subsidized Units



Sources: Texas Housers Analysis of Bexar County Justice of the Peace data 2019, Costar 2019



Stabilize Homeownership

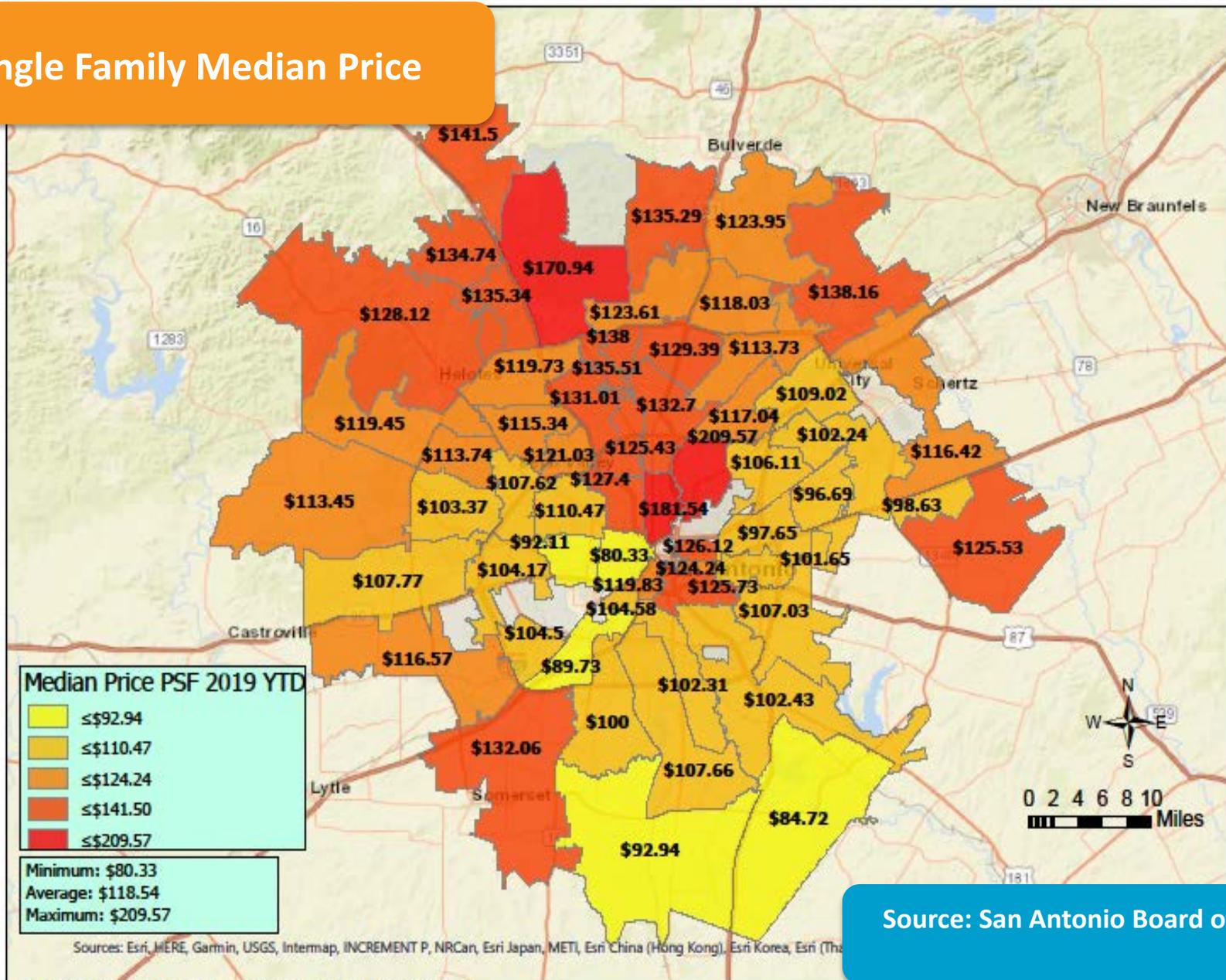
Homeownership Costs



Increased costs in any category can destabilize ownership

- ▶ Mortgage payments
- ▶ Property maintenance & responding to code violations
- ▶ Taxes
- ▶ Utilities
- ▶ Insurance

Single Family Median Price

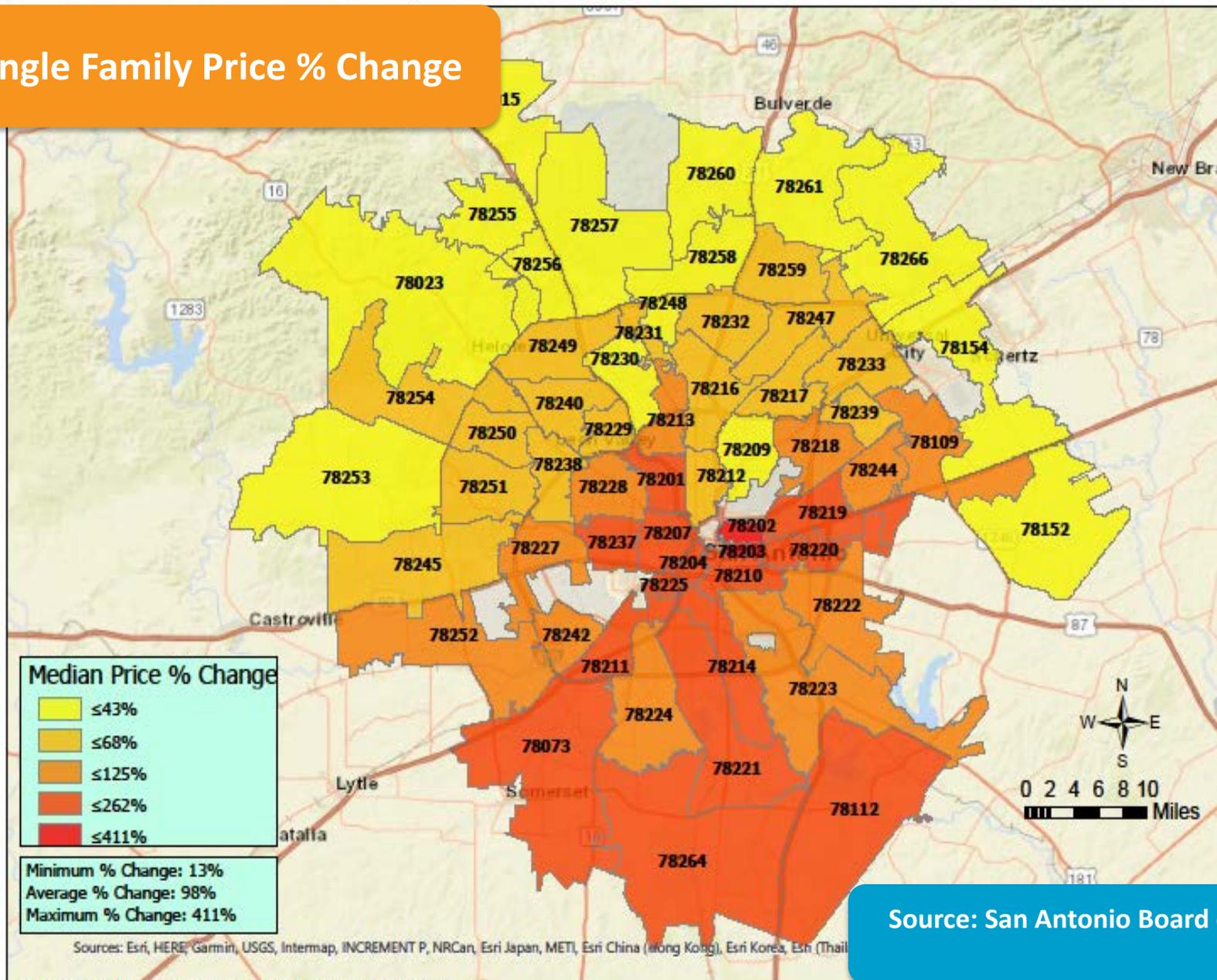


Source: San Antonio Board of REALTORS®

Map Prepared by the Real Estate Center at Texas A&M University

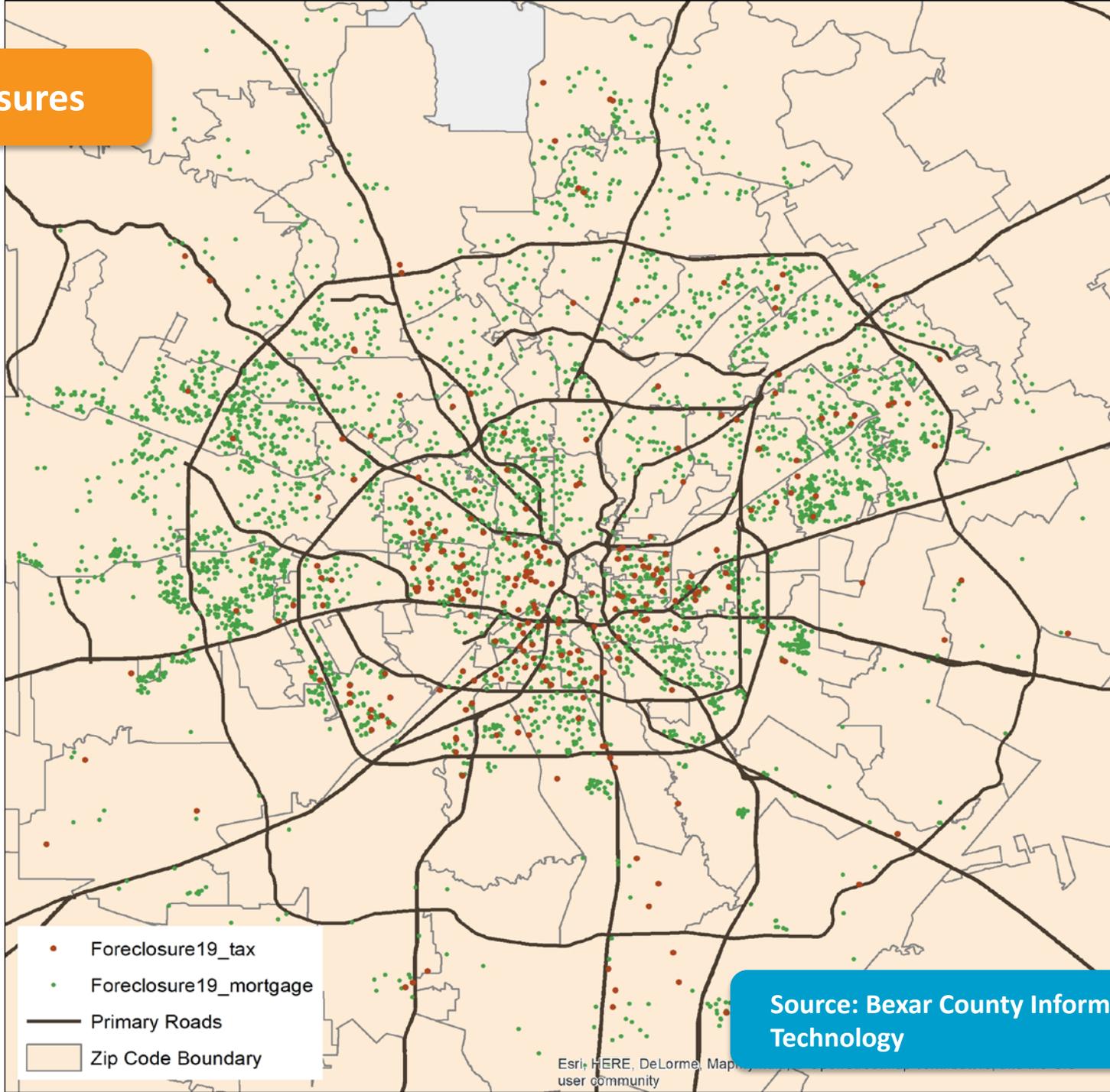
Data used in this map come from the Texas REALTOR® Data Relevance Project, a partnership among Texas REALTORS® and local REALTOR® associations throughout the state. Analysis provided through a research agreement with the Real Estate Center at Texas A&M University.

Single Family Price % Change



Map Prepared by the Real Estate Center at Texas A&M University
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Foreclosures



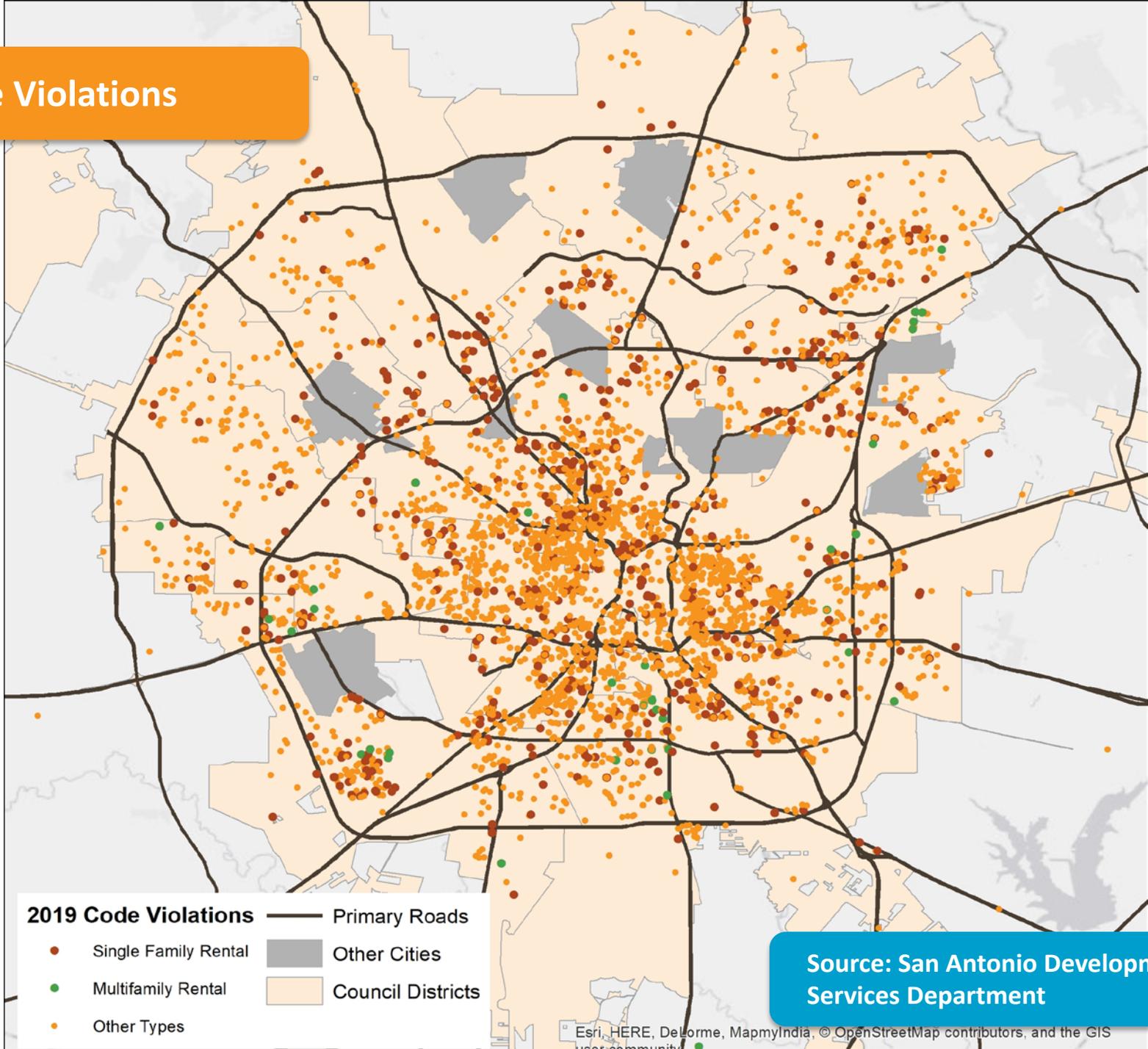
Source: Bexar County Information
Technology

Bexar County Foreclosures



	2014	2015	2016	2017	2018	2019 (through Nov 14)	Grand Total
MORTGAGE	6,039	5,224	5,465	5,041	5,380	5,011	32,160
TAX	823	674	427	455	333	282	2,994

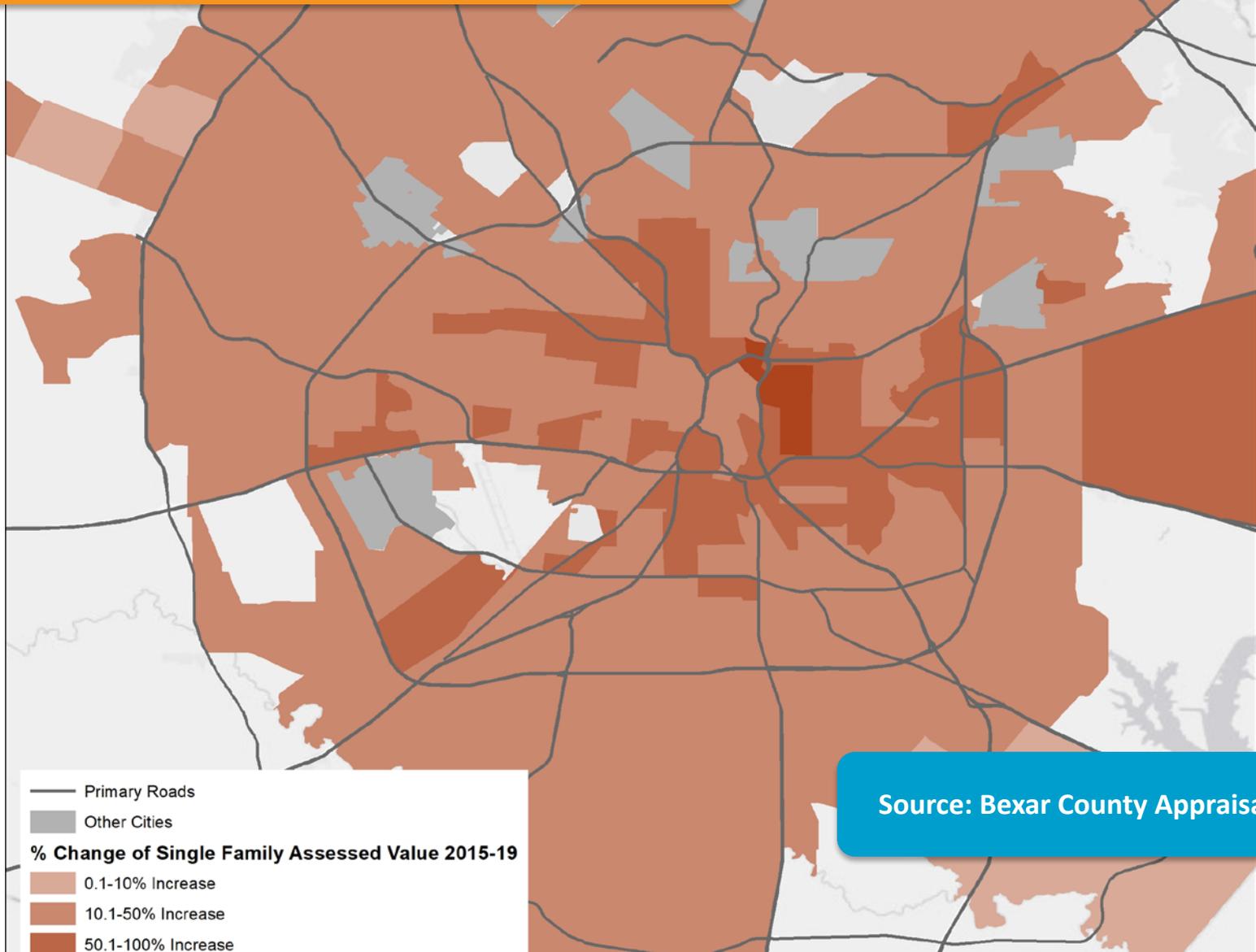
Code Violations



- 2019 Code Violations**
- Single Family Rental
 - Multifamily Rental
 - Other Types
 - Primary Roads
 - Other Cities
 - Council Districts

Source: San Antonio Development Services Department

Single Family Home Property Tax Increases



— Primary Roads

■ Other Cities

% Change of Single Family Assessed Value 2015-19

0.1-10% Increase

10.1-50% Increase

50.1-100% Increase

100.1-176% Increase

Source: Bexar County Appraisal District

Rising Assessed Values



Citywide Median Assessed Value by Land Use Type

	2015	2019	% Change
Single Family Residential	\$ 135,594	\$ 174,872	29%
Multi-Family Residential	\$ 1,424,353	\$ 1,933,645	36%
Mobile Home Only on Land with Different Ownership	\$ 17,328	\$ 15,139	-13%

Source: Bexar County
Appraisal District

Rising Taxes

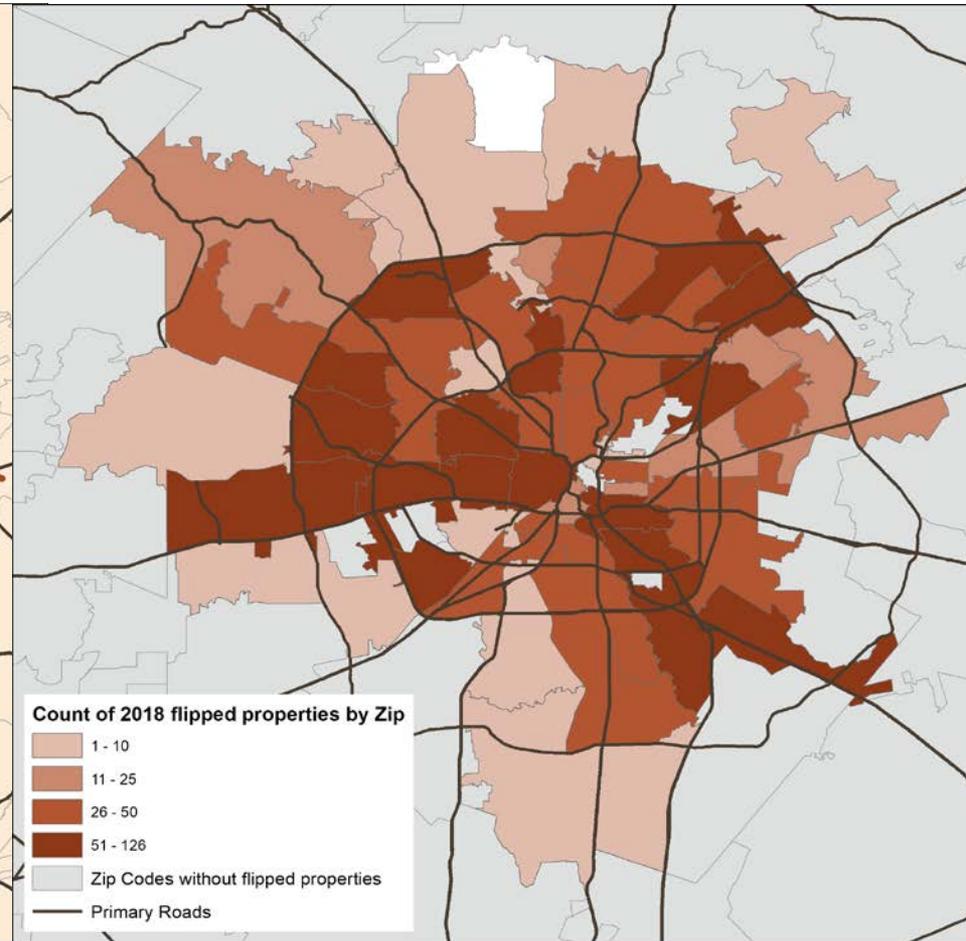
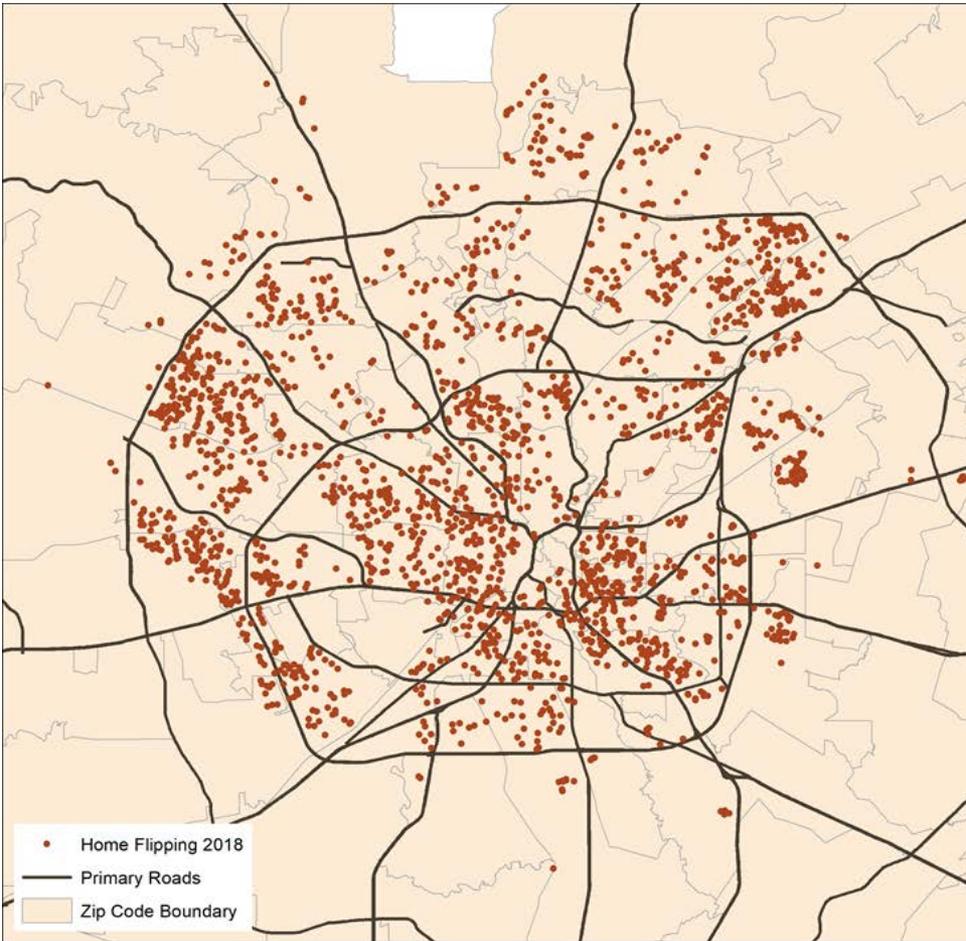


Estimated Taxes on Median Value Property

	2015	2019	% Change
Single-Family Residential	\$ 3,658	\$ 4,956	35%
Multi-Family Residential	\$ 38,430	\$ 54,805	43%
Mobile Home Only on Land with Different Ownership	\$ 468	\$ 429	-8%

Sources: Bexar County
Appraisal District, Office of
Tax Assessor/Recorder

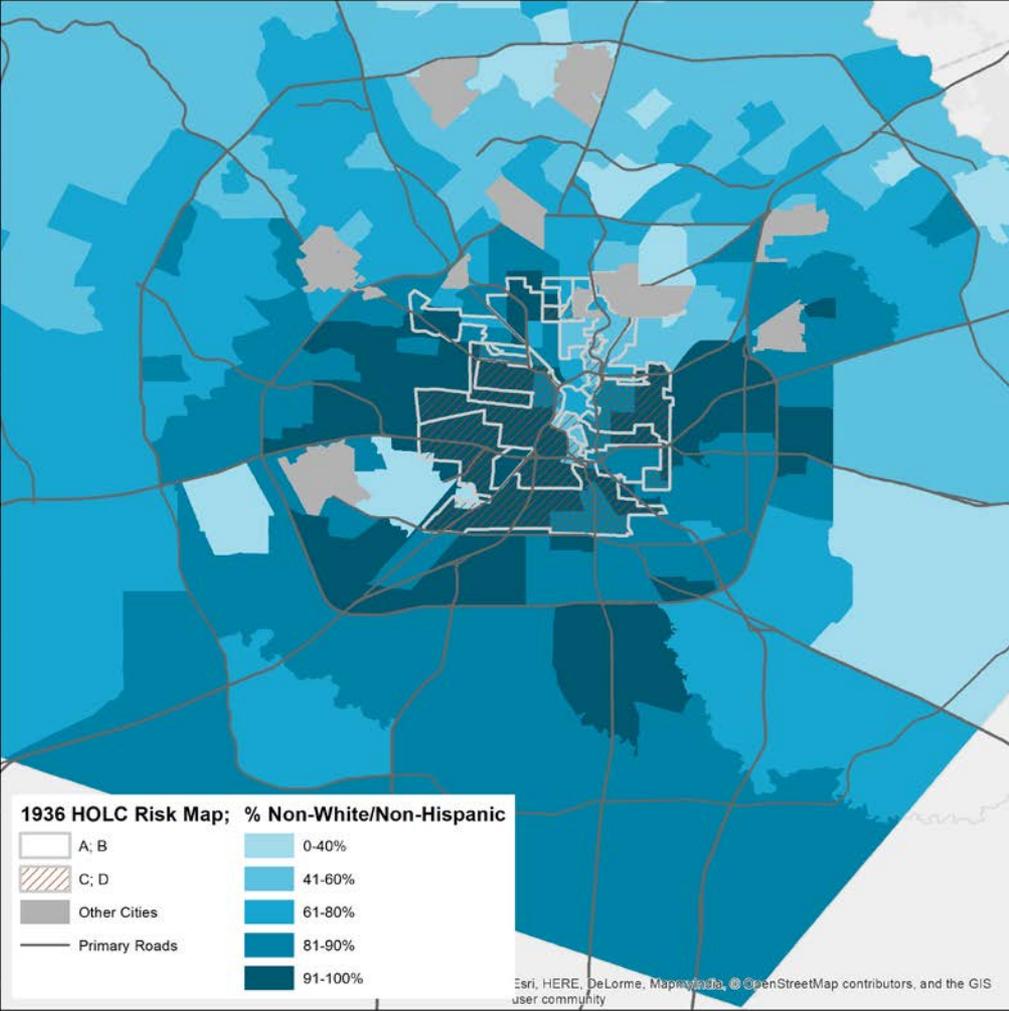
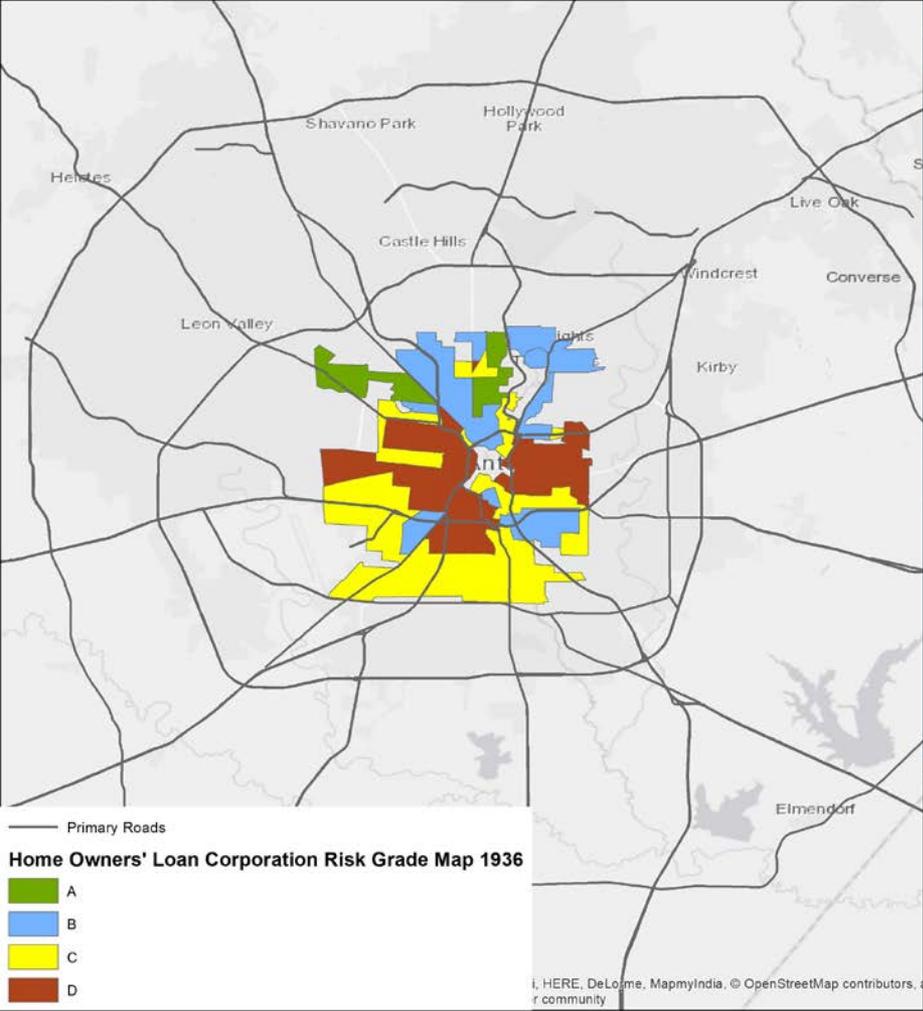
Home Flipping



2015	2016	2017	2018
2,057	2,091	1,995	2,143

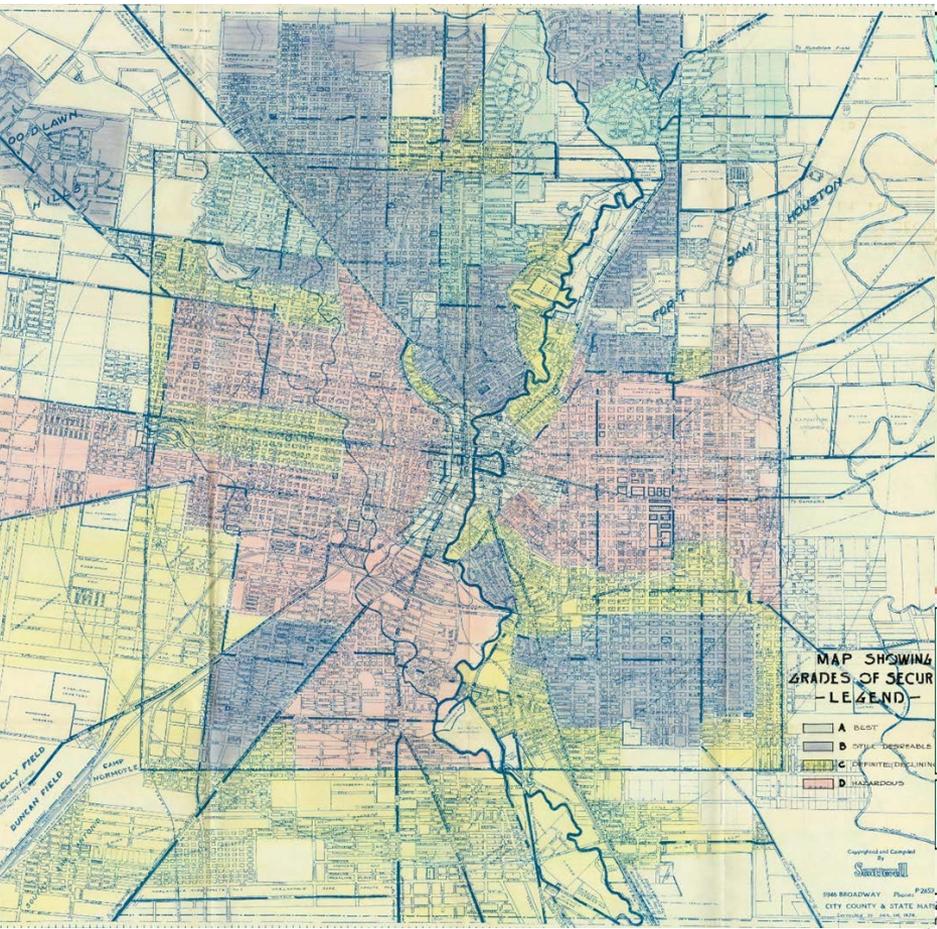
Source: Bexar County Appraisal District

Disproportionate Effects

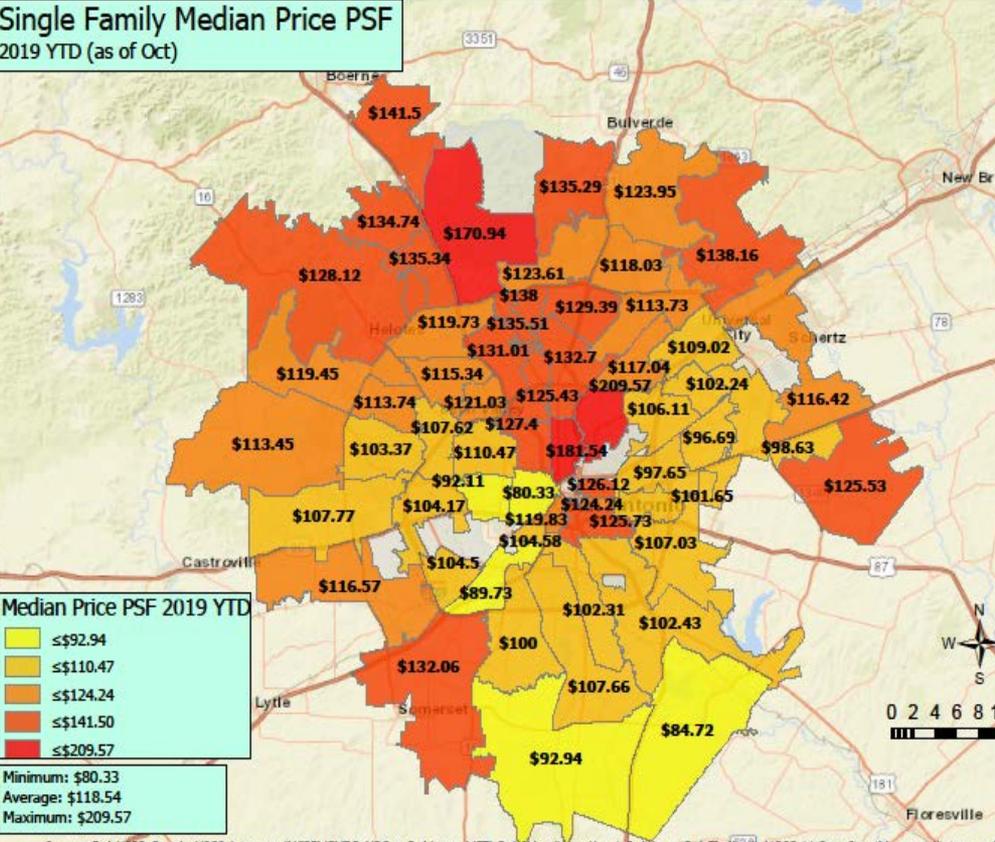


Sources:

Disproportionate Effects



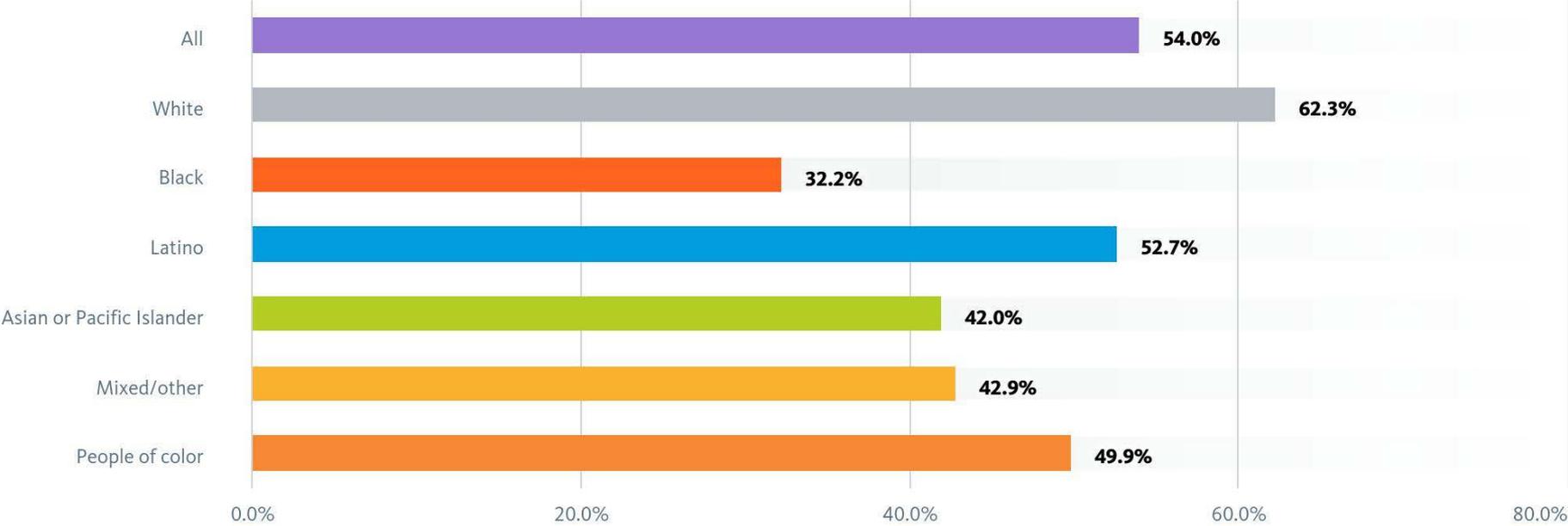
Single Family Median Price PSF 2019 YTD (as of Oct)



Map Prepared by the Real Estate Center at Texas A&M University
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Source: San Antonio Board of REALTORS®

Percent owner-occupies households by race/ethnicity: San Antonio, TX 2015



IPUMS
PolicyLink/PERE National Equity Atlas, www.nationalequityatlas.org

Source: www.nationalequityatlas.org



Threats to Rental Preservation

Threats to Multifamily Rental Preservation



Threats to Preservation = Threats to Tenants

3 Types

- ▶ Reverse filtering of unregulated/ NOAH apartment buildings
- ▶ Loss of subsidized rental housing due to expiring restrictions
- ▶ Loss of subsidized rental housing due to obsolescence

Unassisted Affordable Units (NOAH) 2019



What percent of the unassisted multifamily rental units are affordable?

Household Income level	Number Units Affordable	Percent Units Affordable
0-80% AMI	136,507	76.2%
0-60% AMI	78,355	43.7%
0-50% AMI	23,057	12.9%
0-30% AMI	349	0.2%

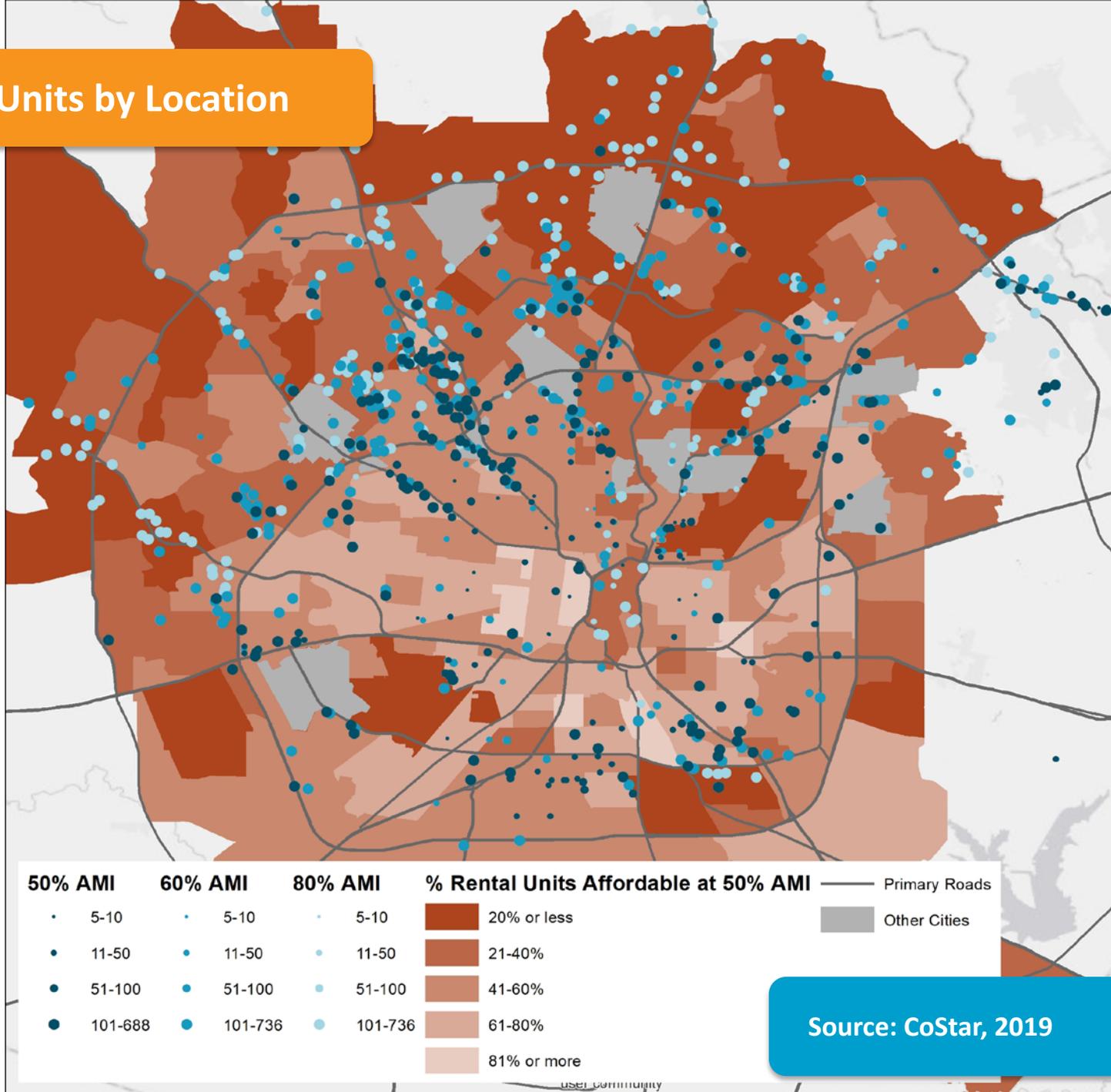
Total Low-Cost Apartment Units 2019



What percent of the multifamily rental units are affordable?

Household Income level	Unsubsidized Units	Subsidized Units	Total Units Affordable	% Units Affordable
0-80% AMI	136,507	32,015	168,522	79.3%
0-60% AMI	78,355	22,976	101,331	47.7%
0-50% AMI	23,057	1,295	24,352	11.5%
0-30% AMI	349	467	816	0.4%

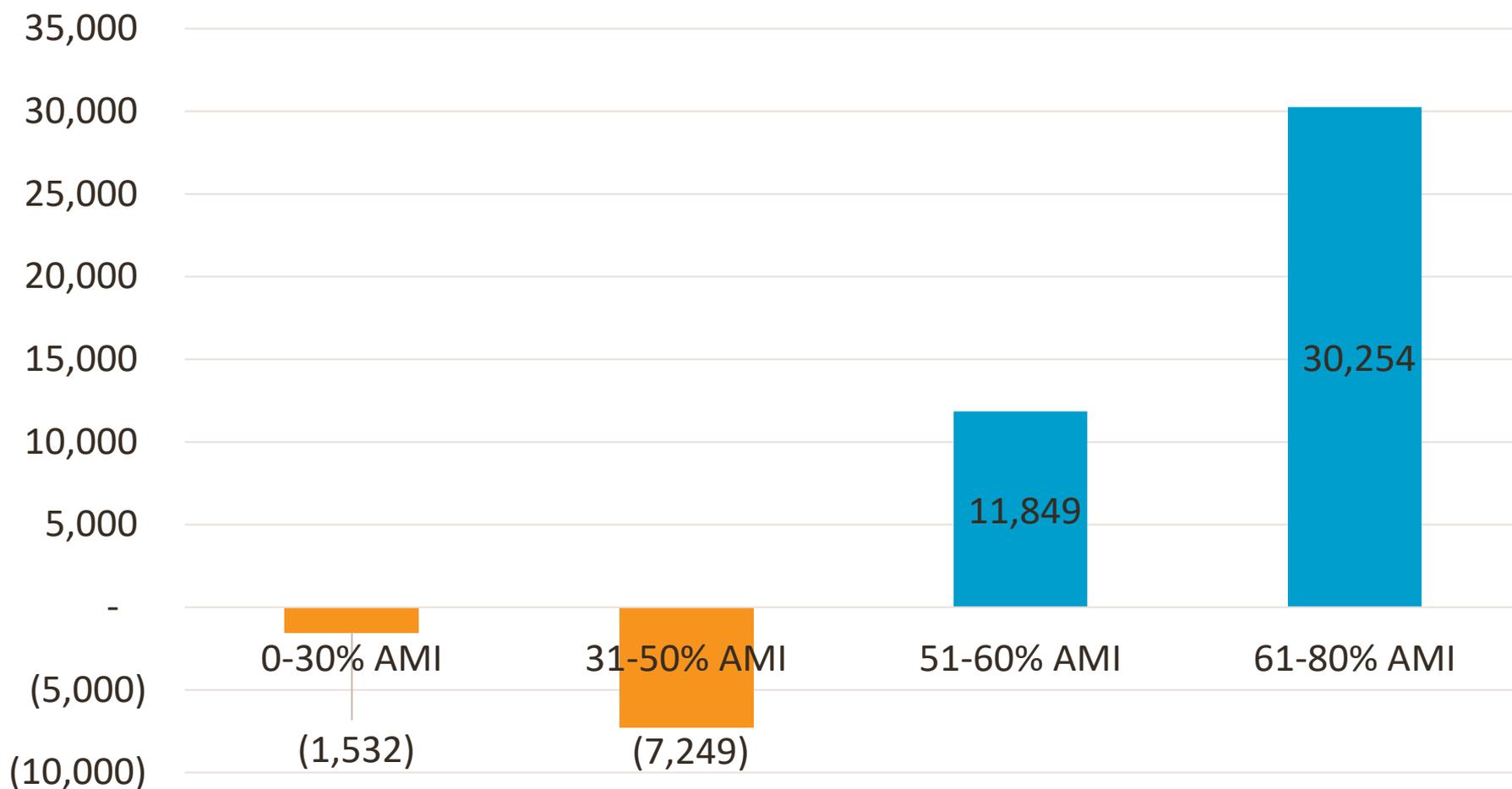
NOAH Units by Location



Source: CoStar, 2019



Unregulated Affordable Units (NOAH) Change from 2015-2019

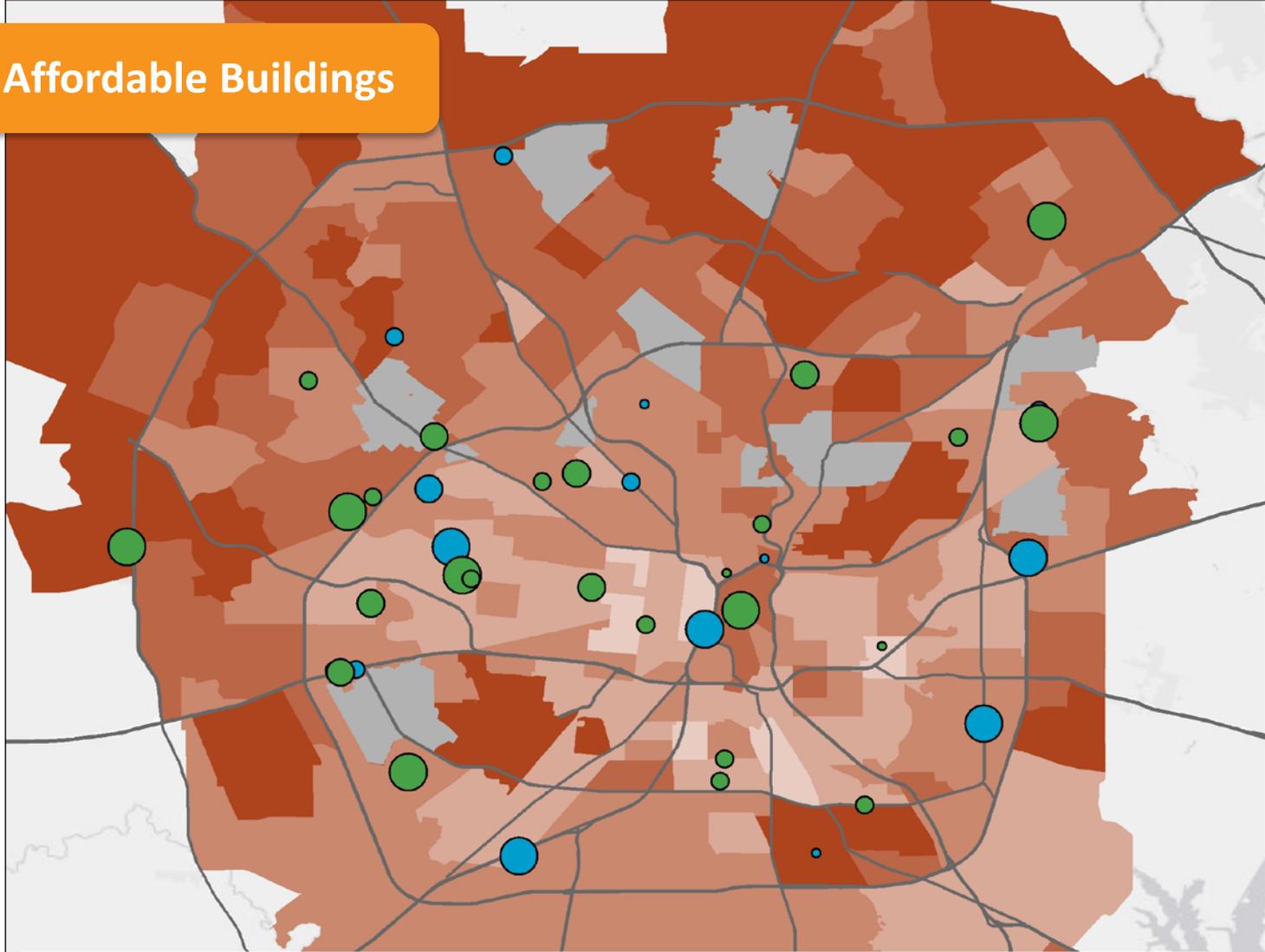


Multifamily Aff Housing with Age-Out



	Properties	Units
Age out 2012-2024	55	2,917
Age out 2025-2029	15	1,085
Age out 2030-2034	43	7,223
Affordability secured beyond 2034	86	12,157
Unknown age out date	120	13,651

At-Risk Affordable Buildings



2020-24 (N=25)

- 4-10 units
- 11-50 units
- 51-100 units
- 101-253 units

2025-29 (N=15)

- 4-10 units
- 11-50 units
- 51-100 units
- 101-280 units

Percent of Rental Units Affordable at 50% AMI

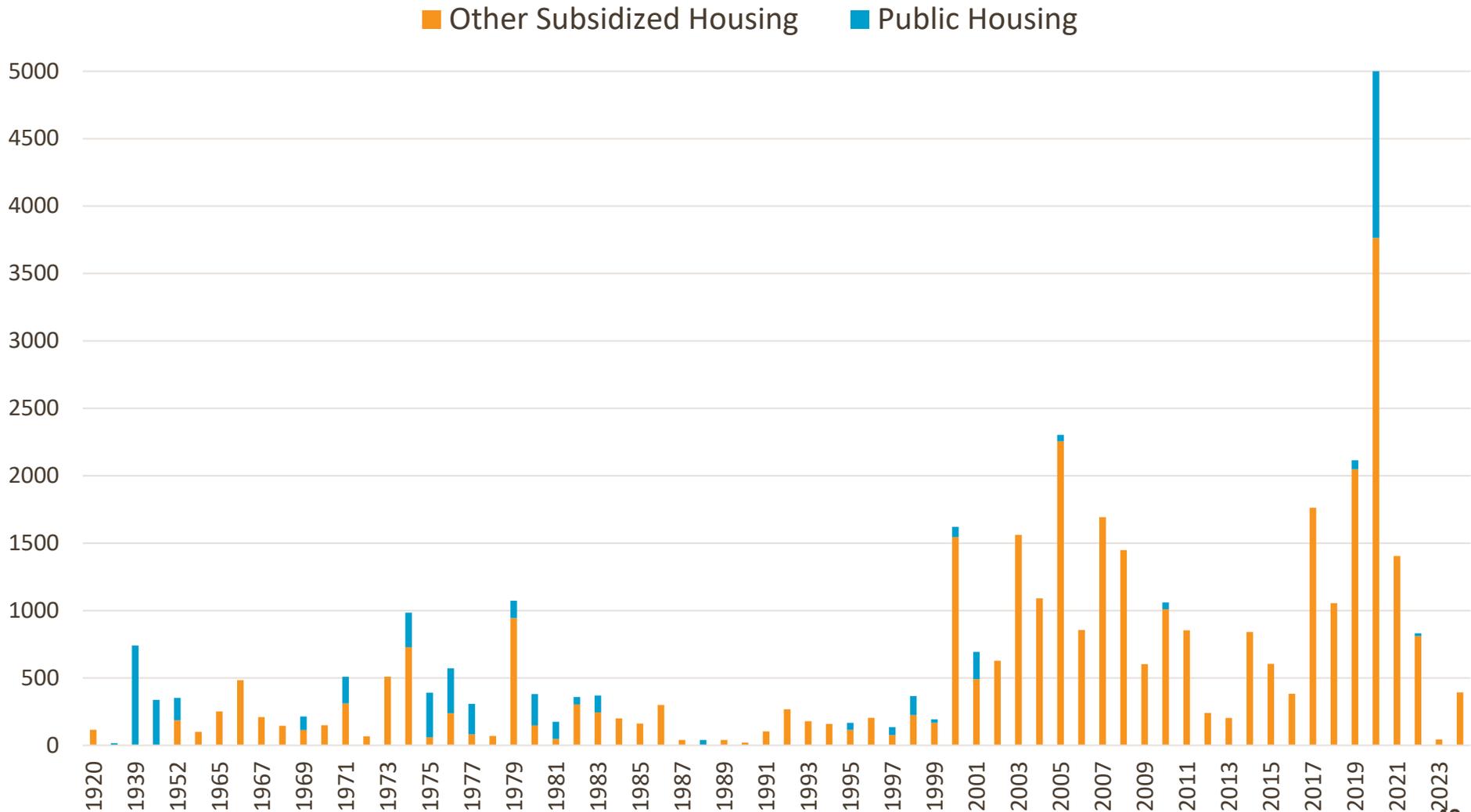
- 20% or less
- 21-40%
- 41-60%
- 61-80%
- 81% or more

Other Cities

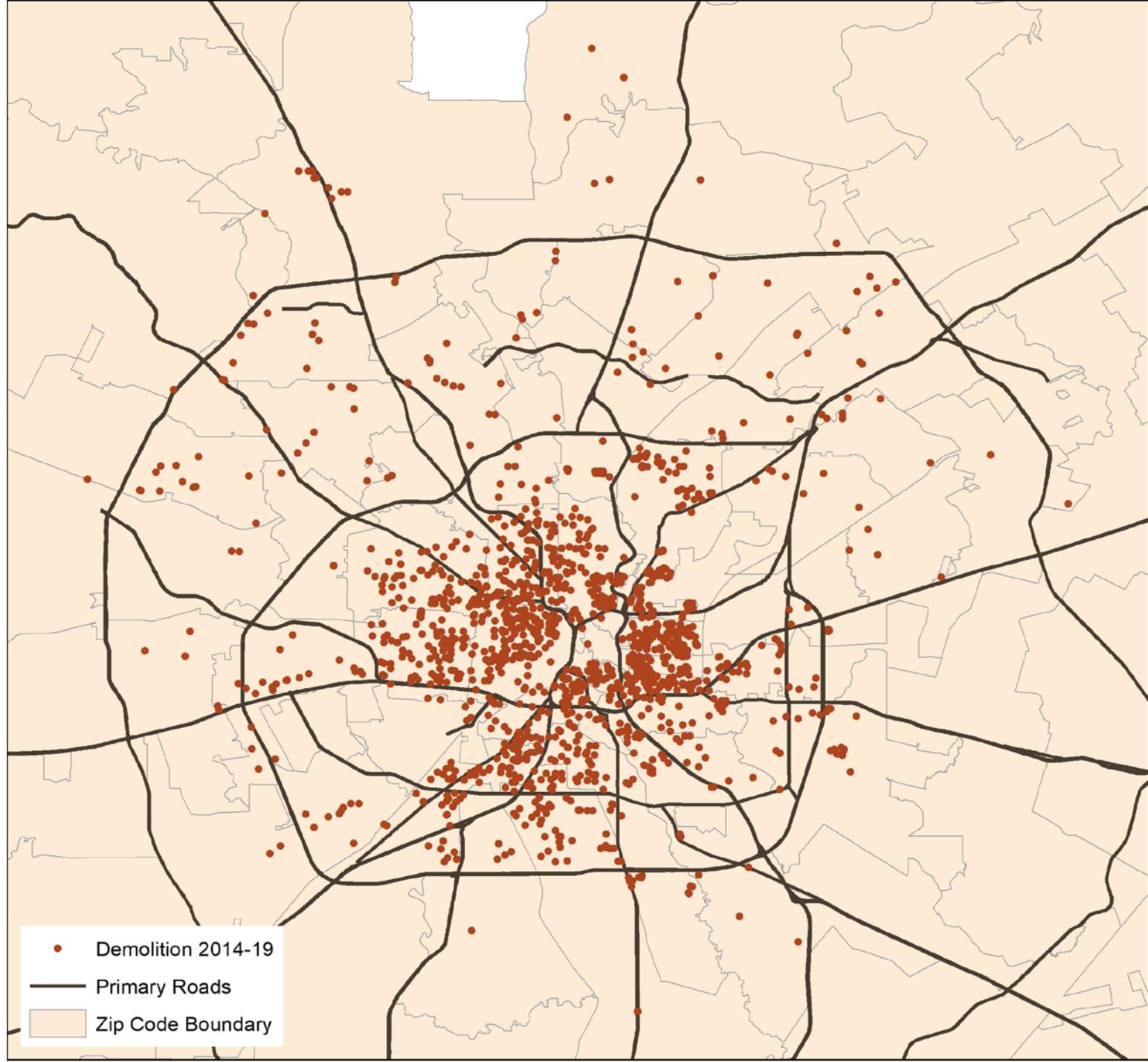
Primary Roads

Sources: NHSD, National Housing Preservation Database, SAHA, TDHCA

Age of Assisted Affordable Housing Units



Sources: NHSD, National Housing Preservation Database, SAHA, TDHCA





Affordability is a function of earnings

- ▶ 30% of Household Income

HUD

- ▶ “Affordable housing means a place to live that is “affordable” so that when rent or mortgage is made, **money is left over** for basic necessities”

San Antonio Housing Policy Framework

- ▶ “If they paid us living wages in the city we probably could afford the new prices”

ForEveryoneHome Community Engagement Participant

San Antonio will see growth in low-wage jobs



Supply-Demand mismatch will likely disproportionately affect POC and Low-Income

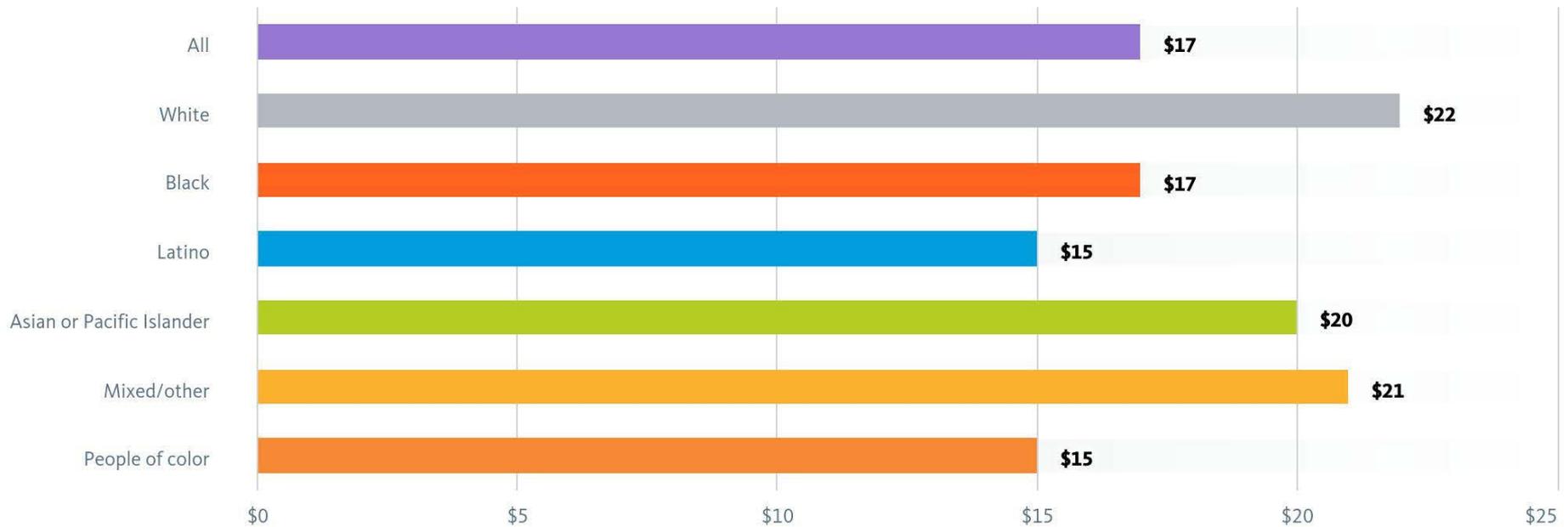
- ▶ “If the number of jobs in San Antonio grows at the national rate for the job categories currently in the city, there will be nearly 81,000 more workers... 32,340 of those jobs – 40% of the total – will be in jobs that today pay less the \$30,000 per year.”

Opportunity at Risk: San Antonio’s Older Affordable Housing Stock, Prepared for the San Antonio Office of Historic Preservation, PlaceEconomics, 2019

Wages rates are unequal across racial categories



Median hourly wage by race/ethnicity: San Antonio City, TX, 2015

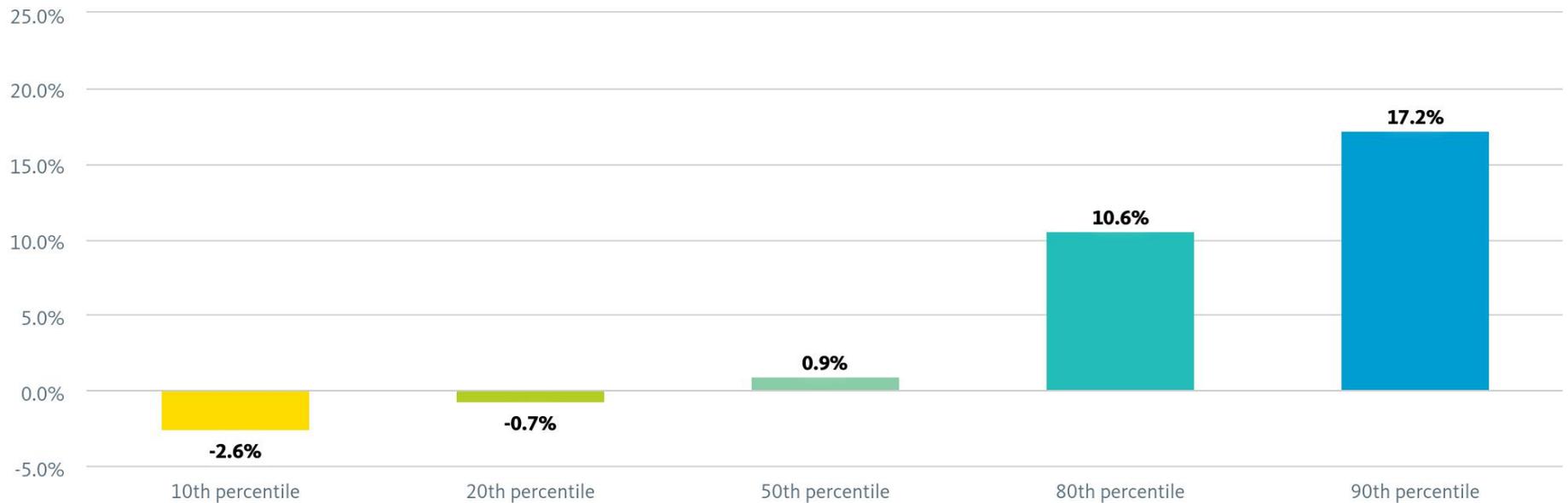


IPUMS
PolicyLink/PERE National Equity Atlas, www.nationalequityatlas.org

Wage rates for low wage jobs are declining

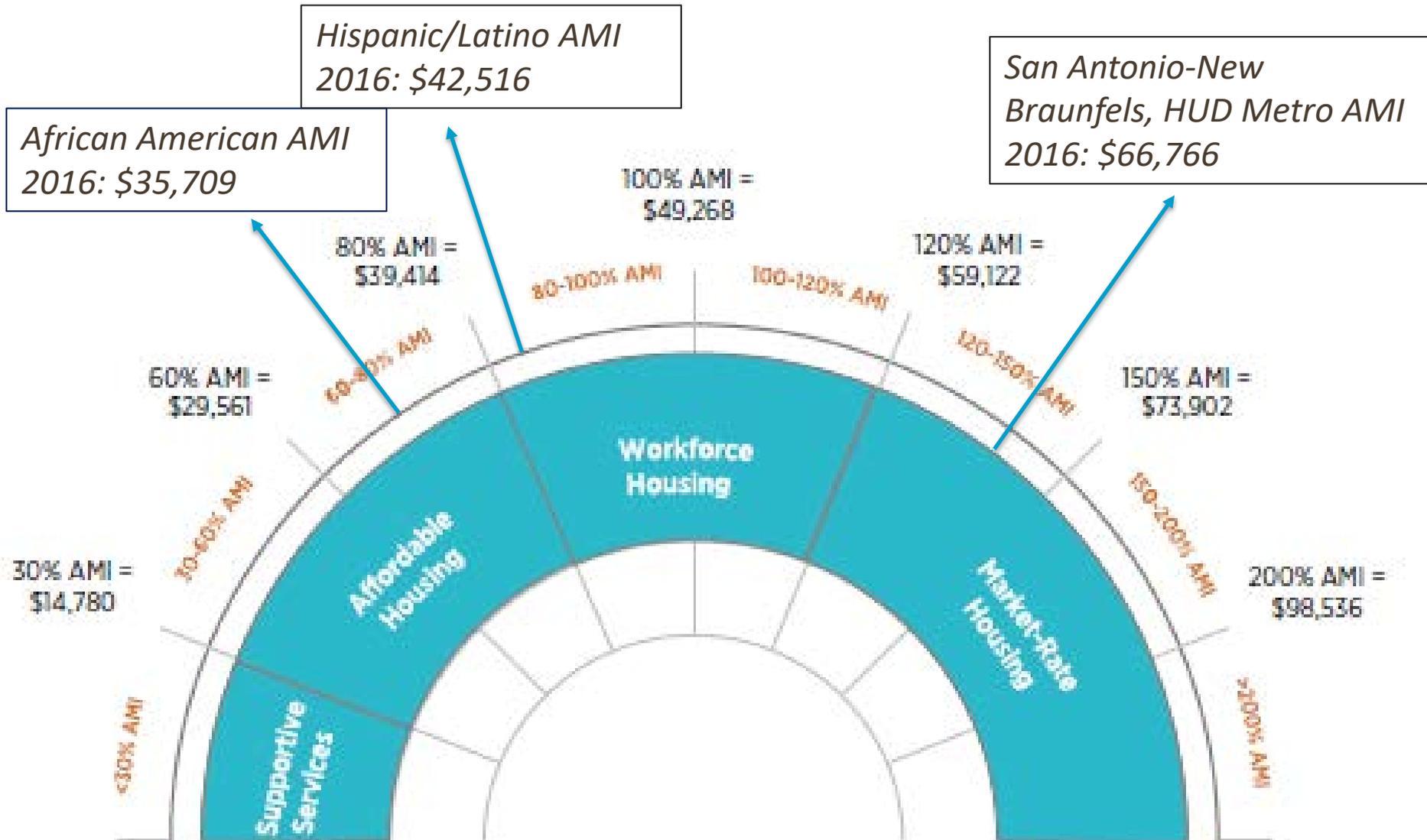


Earned income growth for full-time wage and salary workers: San Antonio City, TX, 1980-2015



IPUMS
PolicyLink/PERE National Equity Atlas, www.nationalequityatlas.org

AMI is unequal across racial categories





Conclusion and Next Steps

Conclusion



Displacement Drivers

- ▶ Mobile Home Displacement: Code violations, property sale, property redevelopment
- ▶ Homeowner Displacement: Involuntary sale, foreclosure, code violations, rising property taxes, demolition.
- ▶ Renter Displacement: Rising rents, eviction, property redevelopment

Window of Opportunity



“Many cities have succeeded in their efforts to make a neighborhood a more prosperous and desirable place to live, but at the price of driving out long-time residents who could no longer afford to live there. Gentrification is not yet an extensive issue here, so we can take steps now to prevent it.

By identifying in advance those neighborhoods where gentrification may occur, we can develop policies and strategies to prevent the loss of affordable housing and help current residents adjust to market changes without being displaced.”

SA Tomorrow Comprehensive Plan, City of San Antonio, September 2016

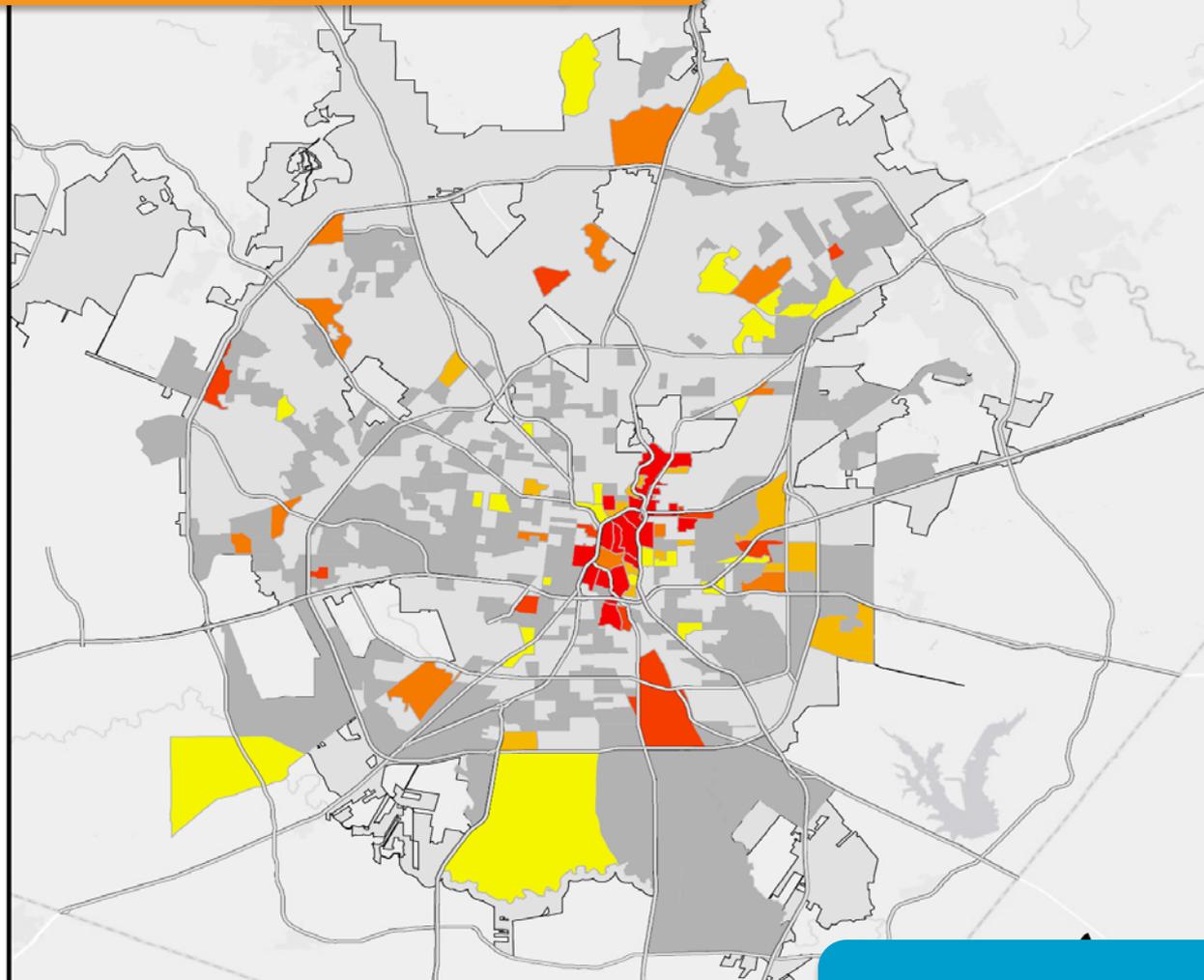
City Investments: Look Back



• Multifamily Permits 2010-18	Neighborhood Trend Score
• Complete CCDO Investments	0 - 2
• Bond Project Points 2013-18	3
— Bond Project Lines 2014-18	4
— Primary Roads	Other Cities

Source: City of San Antonio

Aggregate City of San Antonio Investments



Investment Values	
Yellow	\$2,012,000.00 - \$4,000,000.00
Orange	\$4,000,000.01 - \$8,000,000.00
Dark Orange	\$8,000,000.01 - \$16,000,000.00
Red	\$16,000,000.01 - \$32,000,000.00
Dark Red	\$32,000,000.01 - \$250,925,662.30
Grey	Investments Below \$2,000,000

Source: Analysis of Housing Vulnerability in San Antonio, NALCAB

Source: HouseCanary, ACS 2011-2015



Community Experience



Neighborhood improvement and gentrification are linked

For individuals and families who live in areas with historically inadequate public infrastructure such as roads, schools, work opportunities, etc., the “community is improving”

Housed residents “have lost many neighbors”, “see people disappearing”, and observe that there are “not as many locally owned businesses”

While in some areas the “streets looks nicer now” there has been “big change in such a short span of time” that is “making the neighborhood better but it’s, running the people away”

Research Findings



Neighborhood improvement and housing cost increases are linked

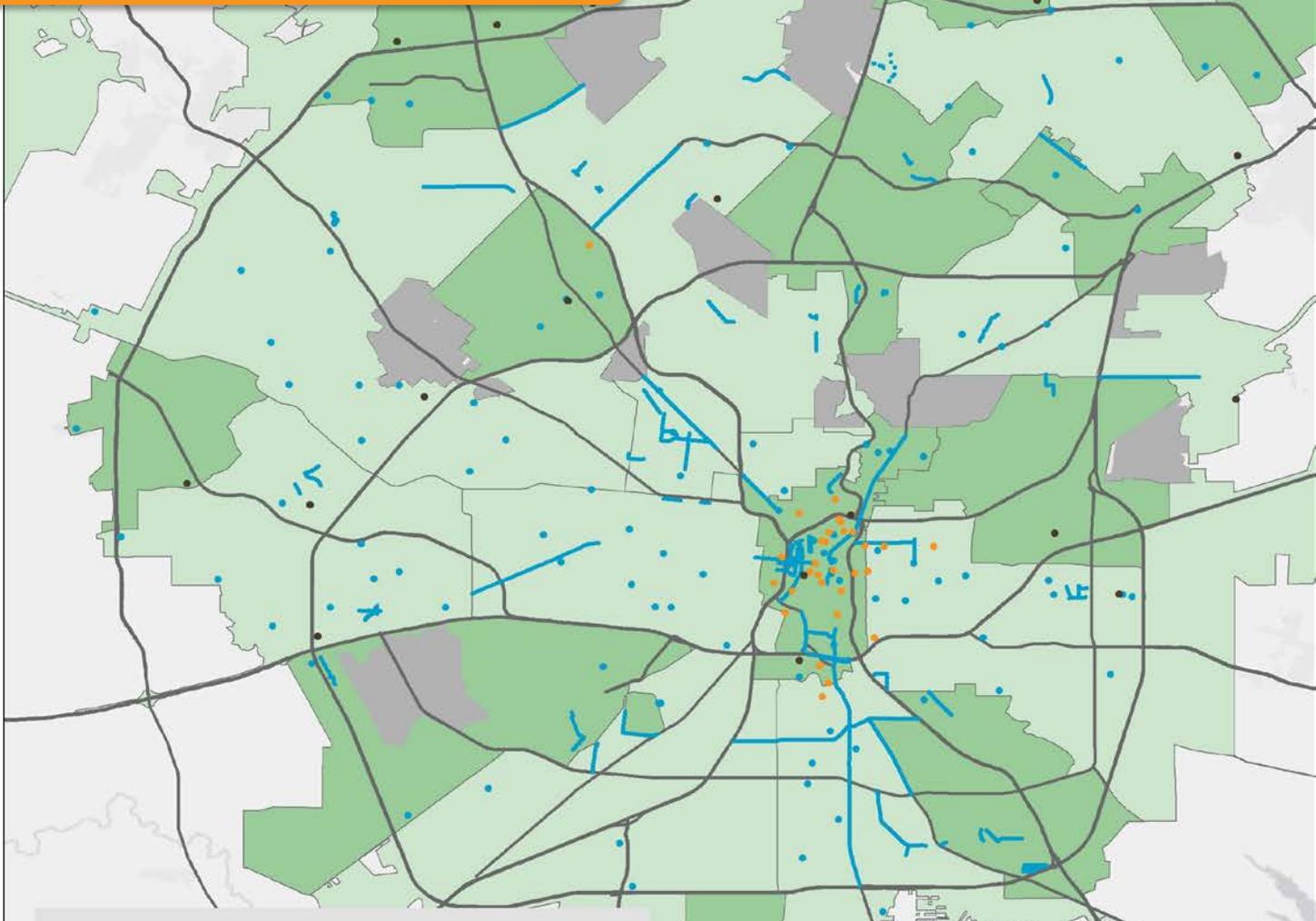
- ▶ “neither theory nor empirical evidence provides clear guidance about when [new market rate housing development] might actually cause an increase in the prices and rents of immediately surrounding homes.” (Been, Ellen, O’Regan, 2017)
- ▶ New market rate development raises housing costs for low-income in the near term, and lowers average in the long term. (Zuk, Chapple, 2016)
- ▶ Infill development, brownfield projects, public transportation, parks improvements, TIF districts, CDBG investments all raise home values. (multiple studies)

Local Findings



- ▶ Museum Reach Urban Segment, the \$72 million public investment in the river served as a catalyst to return nearly \$2 billion in construction investment. And Land values between Lexington and Josephine St. have increased over 270% since 2009
- ▶ Office of Historic Preservation: Between 2008 and 2018 on pre-1960 properties that were within 500 feet of a new construction infill permit and found that the majority saw value change greater than the city average of 27%.

City Investments: Look Forward



- Multifamily Permits 2019
- Pipeline CCDO Investments
- Bond Project Points 2019-22
- Bond Project Lines 2019-23
- Primary Roads
- Other Cities
- Regional Center
- Community Center

Source: City of San Antonio

SARA Investments



Source: San Antonio River Authority



Next Steps

Next Steps



- ▶ Phase II Community Engagement: March - June
- ▶ Formulate and vet policy recommendations: March - June
 - Integration of Phase I and Phase II community feedback
 - Expertise from local policy leaders, city staff, service providers, advocates, and researchers
 - Additional data analysis as needed
- ▶ Written Anti-Displacement Plan: June
- ▶ Phase III Community Engagement: July - October
- ▶ Detailed design of one priority: October
- ▶ Close of Grounded Solutions-funded programming: October

Phase 2 Community Engagement



- ▶ Include all FEH-SA partners
- ▶ Increase our public presence
- ▶ Expand public and official participation
- ▶ Utilize a mixed prong approach



4-6 yr old child participant at Bazan Library

Displacement Prevention Agenda



Sample photo of altar used in storytelling circles

- ▶ Public Community Gathering
- ▶ House Parties
- ▶ Digital Surveys
- ▶ Individual Interviews

Item 3: Discussion on the Definition of Affordability



Background



The term '**affordable housing**' is used in the UDC as well as City Policies and Programs



There is currently **not a singular, citywide definition** of affordable housing



The Removing Barriers Committee has asked **Housing Commission to agree upon a definition** for 'affordable housing'



Current Uses

UDC

- Generally referenced in sections about:
- Zoning
- Affordable dwellings
- Bonus density
- Accessory dwellings
- Form based development

NHSD

- Owner Occupied Rehab
- Under 1 Roof
- Minor Repair
- Let's Paint
- OURSA
- Neighborhood Improvements Bond

Other City Departments

- Center City Housing Incentive Policy
- Fee Waiver
- Tax Reimbursement Grant

State/Federal Programs

- Neighborhood Stabilization Program
- CDBG
- HOME
- Housing Tax Credits



SHIP Timeline

Phase 1: Synthesis & Strategy

- Recalibration of Housing Goals
- Regional center targets

• **October 2019- March 2020**

Phase 2: Management & Operations

- Defining Affordable Housing
- Lead agency goals
- Adoption of Implementation Plan

• **April-July 2020**

Oversight & Approval

- Housing Commission
- Planning & Land Development Committee
- City Council
- San Antonio Housing Authority
- San Antonio Regional Alliance for the Homeless
- San Antonio Housing Trust
- Bexar County
- Housing Policy Framework Stakeholders
- Community



Next Steps

- ✓ Define Affordable Housing through SHIP Process
- ✓ Housing Commissioners to work on SHIP
- ✓ Report back on definition of Affordable Housing



Item 4: Director's Report



Item 5: Recognition of Service



Housing Commission Regular Meeting

February 26, 2020



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