San Antonio
Renter Profiles 2022

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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.
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
25% of renter households are college-educated
12% heads of household 65 years or older

WHAT KIND OF UNITS?

235,600 rental units in SA

- Public housing units: 5,955
- Tax credit units: 22,598
- Housing choice voucher units: 11,412

46%
COST OF RENTING

$1,025  average monthly rent paid by tenant

6.5%  SA units available to minimum wage renters

Average Median Household Income

$38,550  Renter

$70,340  Owner

48% of SA renters are cost burdened
(They pay more than 30% of their income on housing)
41% of rental units were built before 1980.

50% 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

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.

* This number is tenant-landlord disputes. Texas Housers estimates that between 95-99% of landlord-tenant disputes are eviction cases. See texashousers.org/dashboard for more information. Sources: American Community Survey (5-yr estimates, 2016 - 2020), SAHA (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
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.
How do we compare?

Share of Renters by City

- San Antonio: 42%
- Austin: 50%
- Dallas: 54%
- Houston: 54%

Share of Renters HH 65 Years & Older

- San Antonio: 11.8%
- Austin: 7.4%
- Dallas: 9.0%
- Houston: 10.4%
How do we compare?

**Share of Units Available to Minimum Wage Workers**
- San Antonio: 6.5%
- Austin: 2.5%
- Dallas: 3.3%
- Houston: 3.2%

**Share of College-Educated Renter Households**
- San Antonio: 25%
- Austin: 50%
- Dallas: 34%
- Houston: 33%
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 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.

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

DISTRICT 5
SAN ANTONIO RENTER PROFILE

WHO’S RENTING?
54,800 renters live in D5
47% of renter households are college-educated
6% of renter households with children
15% heads of household 65 years or older

WHAT KIND OF UNITS?
16,400 rental units
(7.0% of all rental units in SA)
1,936 Public housing units
2,360 Tax credit units
957 Housing choice voucher units

COST OF RENTING
$782 average monthly rent paid by tenant

18.9% of 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

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.

Source: American Community Survey (5-year estimates, 2014 – 2019); SAHA (2022); TEHCA (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!