

Presentation to City Council: B Session December 11, 2019

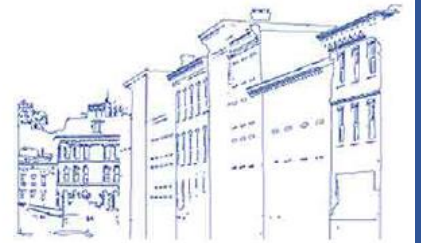


Donovan Rypkema
PlaceEconomics
Washington, DC



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

sanantonio.gov/historic



PlaceEconomics
placeeconomics.com

The Assignment



Role of Older Housing in meeting housing needs



Location, condition, ownership patterns of older housing stock




Identify vulnerable properties



Ideas to mitigate loss of older housing

Three demonstrable premises



Cannot build new and rent or sell cheap
without significant subsidies

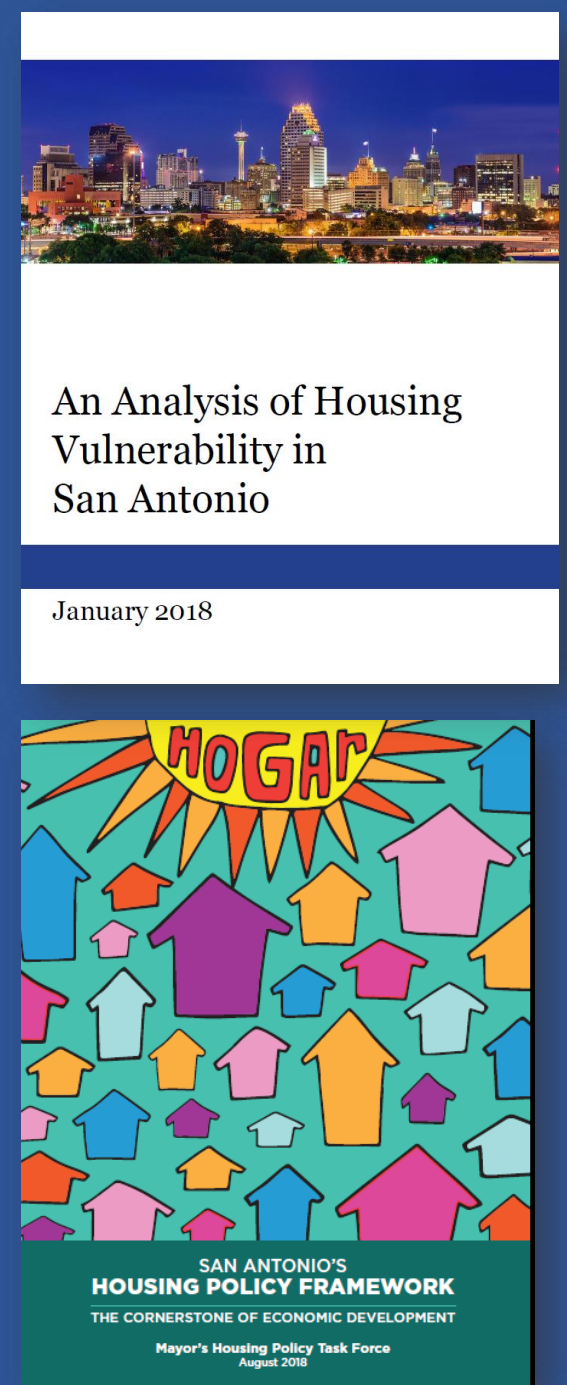
When a unit of older housing is razed a unit
of affordable housing is lost

Existing programs need to be realigned to
prioritize maintaining existing housing

Consistent with existing policies

- *Develop a 10-year funding plan for affordable housing production and preservation*
- *Stabilize the homeownership rate in San Antonio by increasing the production, preservation and rehabilitation of affordable homes*
- *Increase rehabilitation, production and preservation of affordable rental units*
- *Policy Priority: Prevent and mitigate displacement*

This study built upon *San Antonio's Housing Framework* and *An Analysis of Housing Vulnerability in San Antonio*



All
Housing
Units

523,614



All Housing Units

Housing Units by Type

Multifamily Units

174,969
(33.4%)

523,614

Single Family Units

348,645
(66.6%)



All Housing Units

523,614

Housing Units by Type

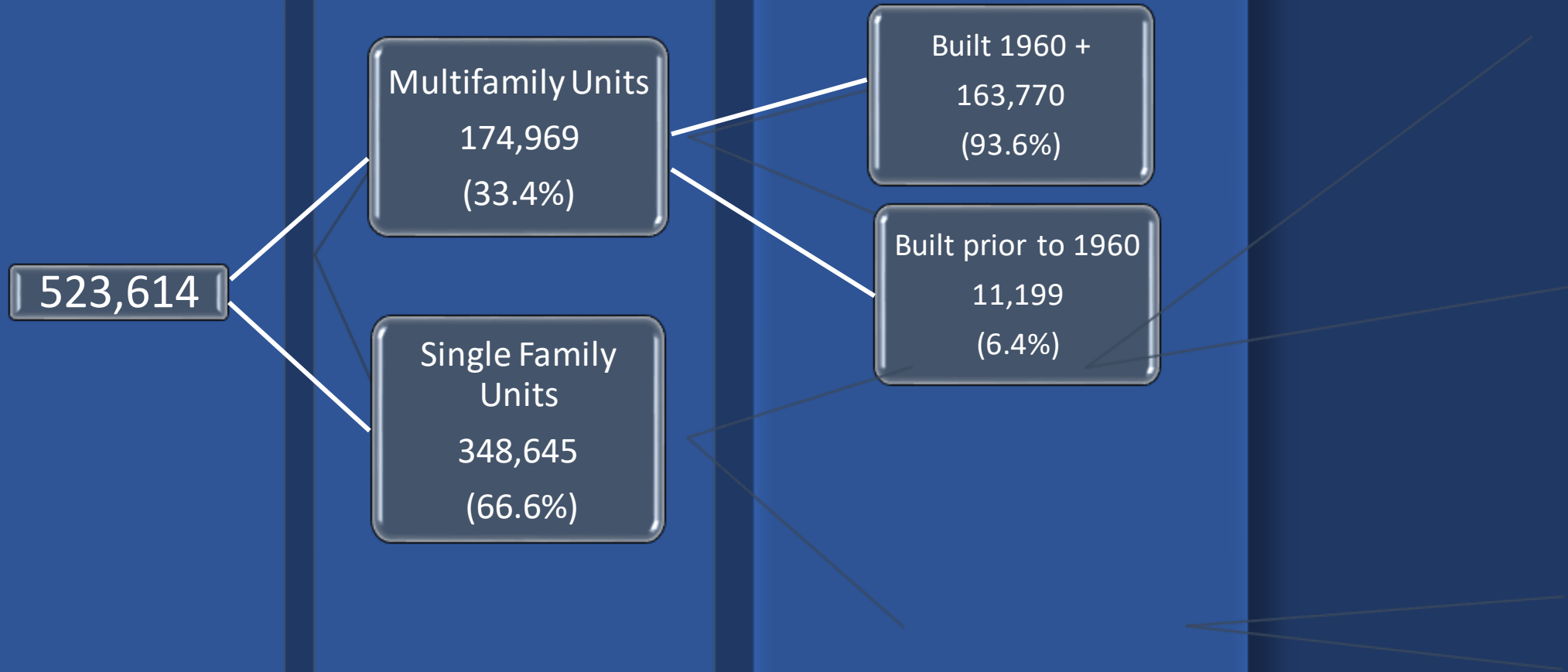
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Housing Units by Age

Built 1960 +
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(93.6%)

Built prior to 1960
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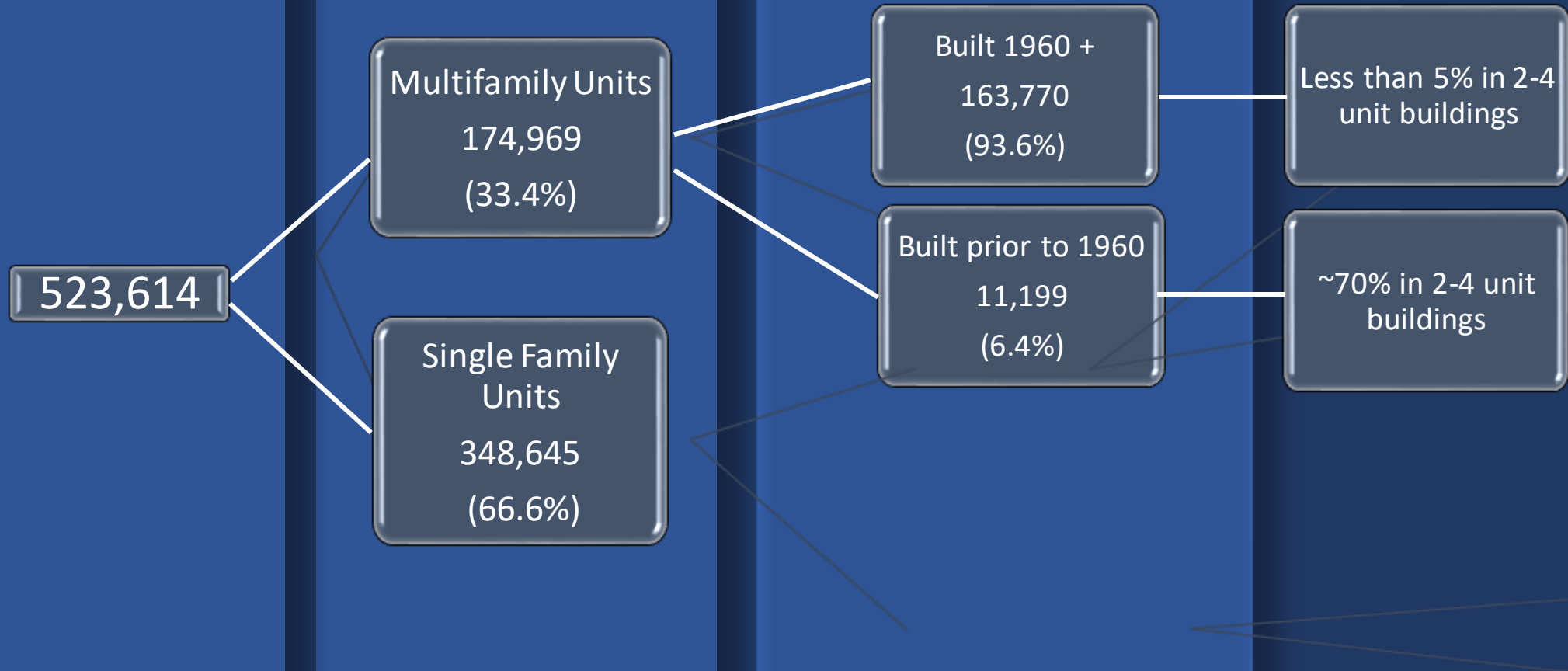
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Less than 5% in 2-4
unit buildings

~70% in 2-4 unit
buildings



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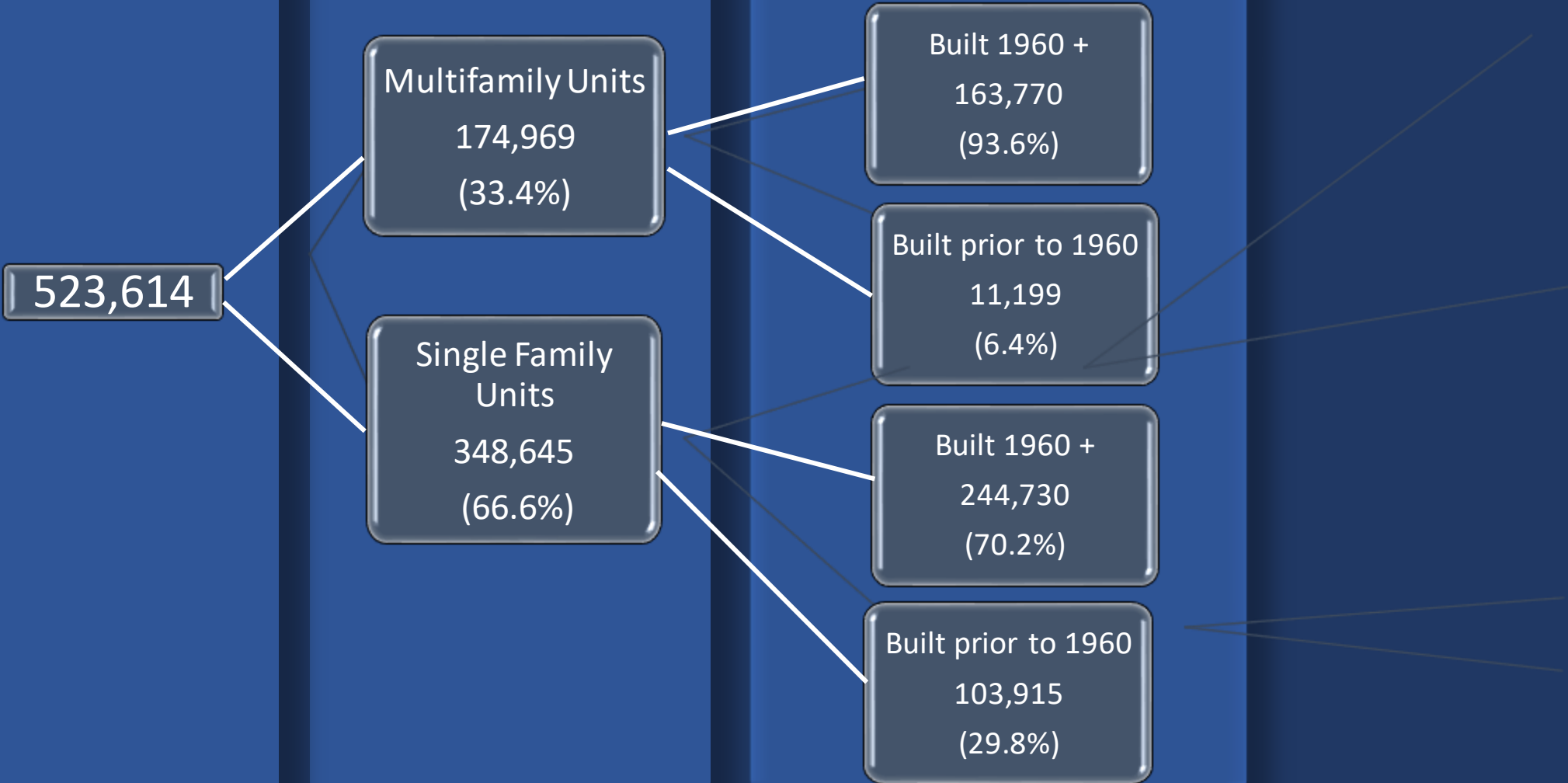
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Built 1960 +
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Built prior to 1960
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Housing Tenure

Owner Occupied
169,662
(69.3%)

Tenant Occupied
75,068
(30.7%)

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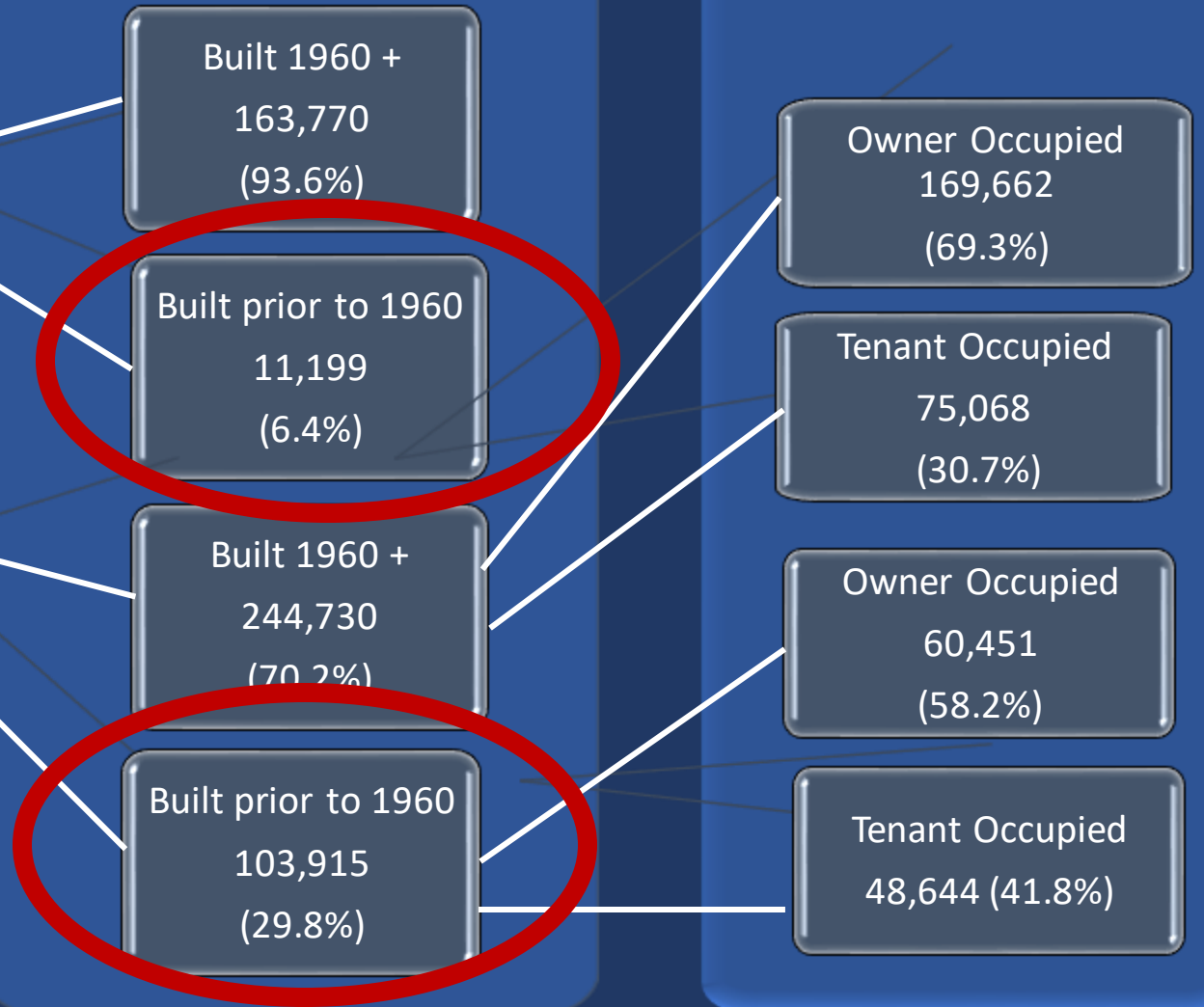
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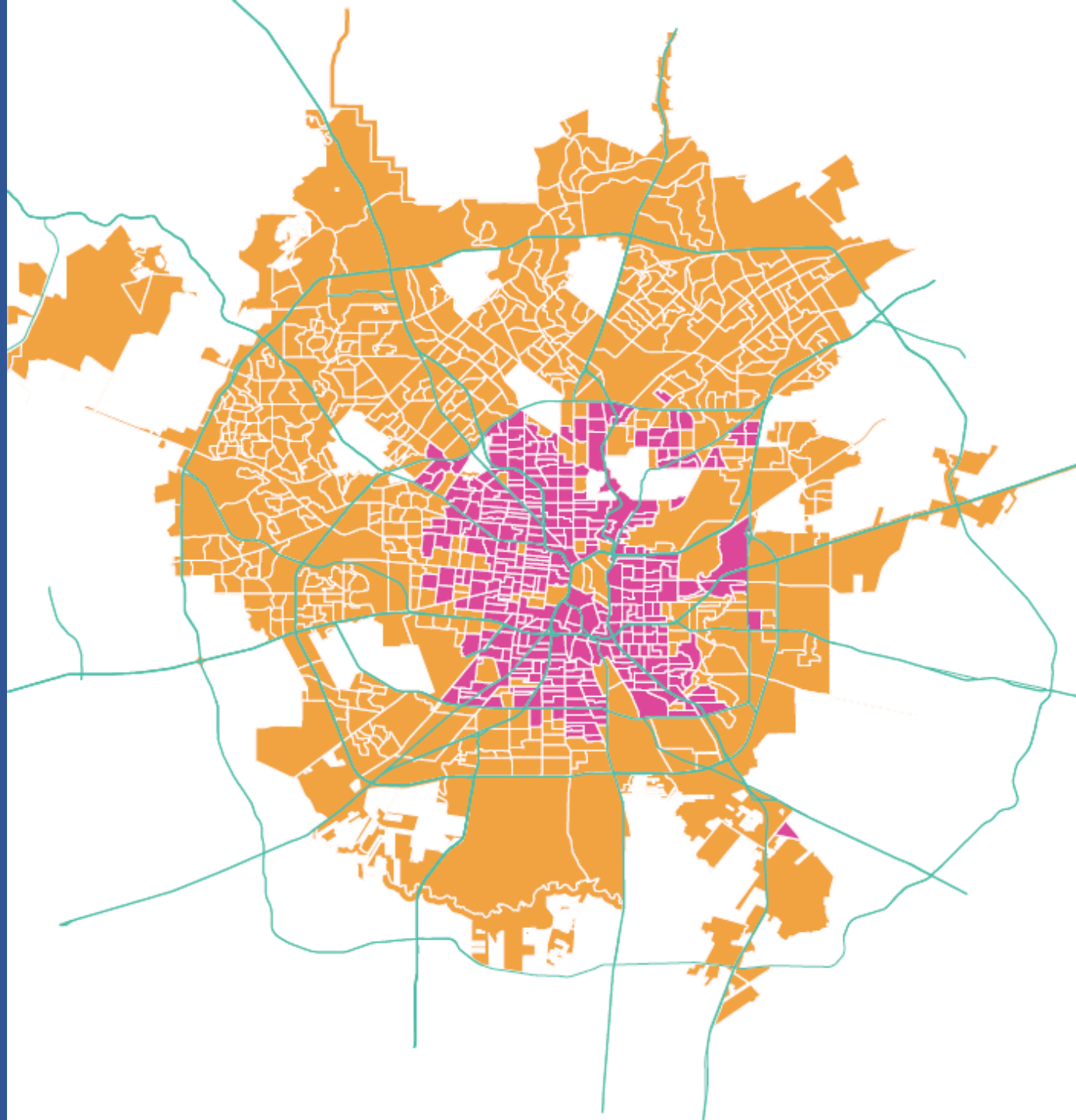
Owner Occupied
60,451
(58.2%)

Tenant Occupied
48,644 (41.8%)



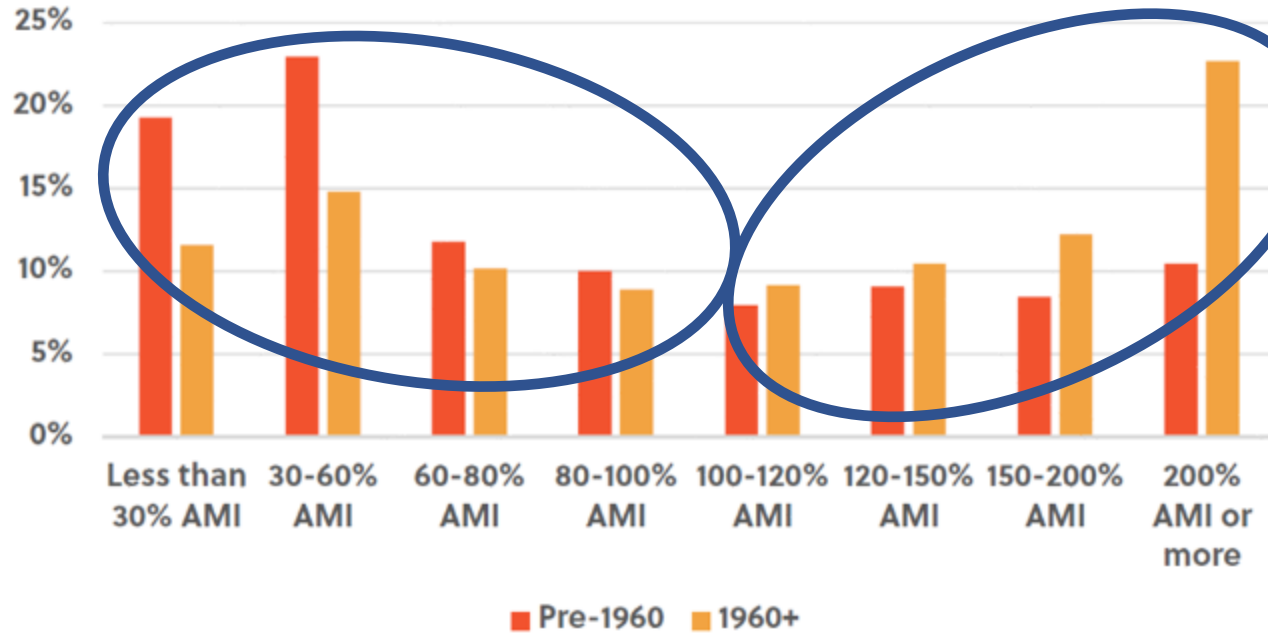
What was looked at

Of 992 Census Block Groups in San Antonio, 331 had more than 50% of housing stock built prior to 1960, mostly within I-410 loop

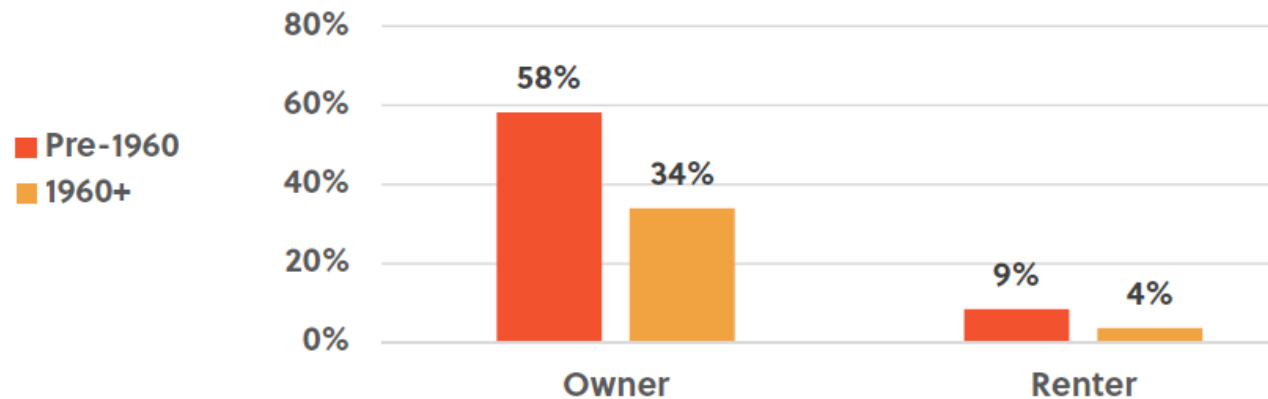


Who lives in older housing??

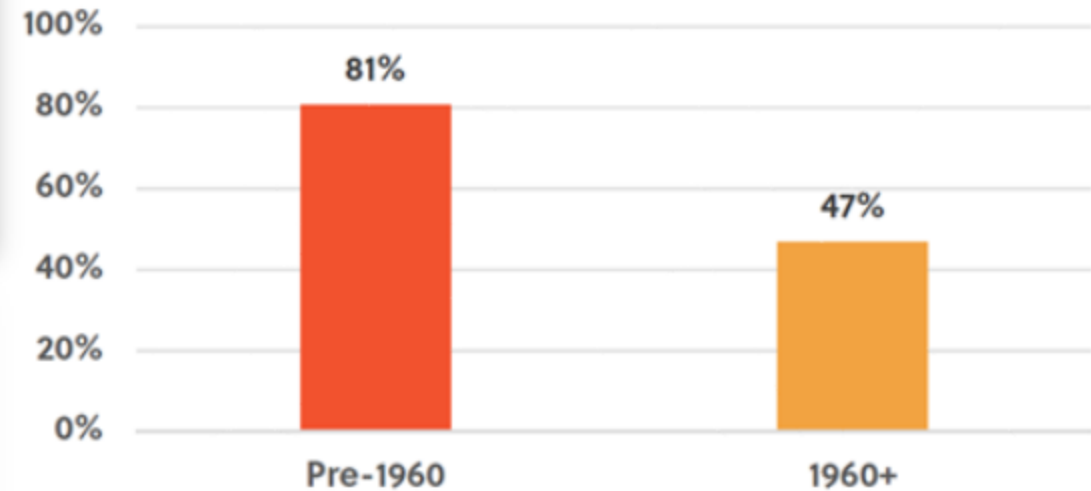
Household Income Distribution



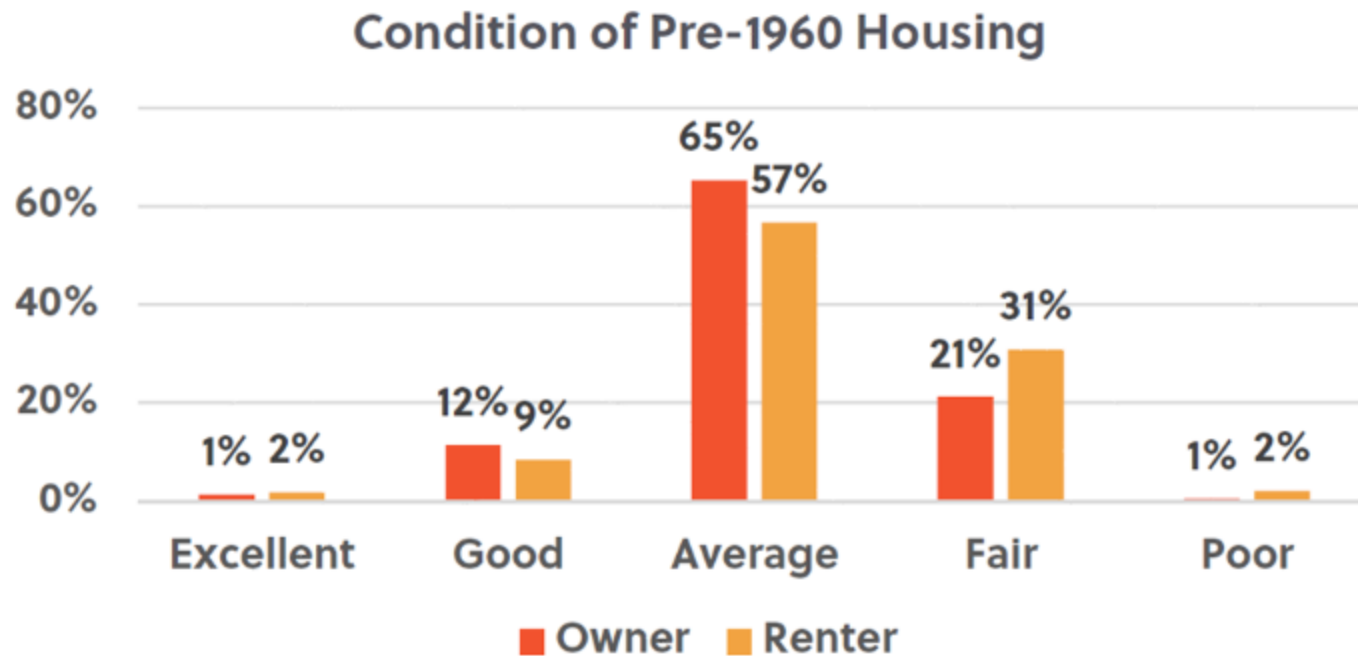
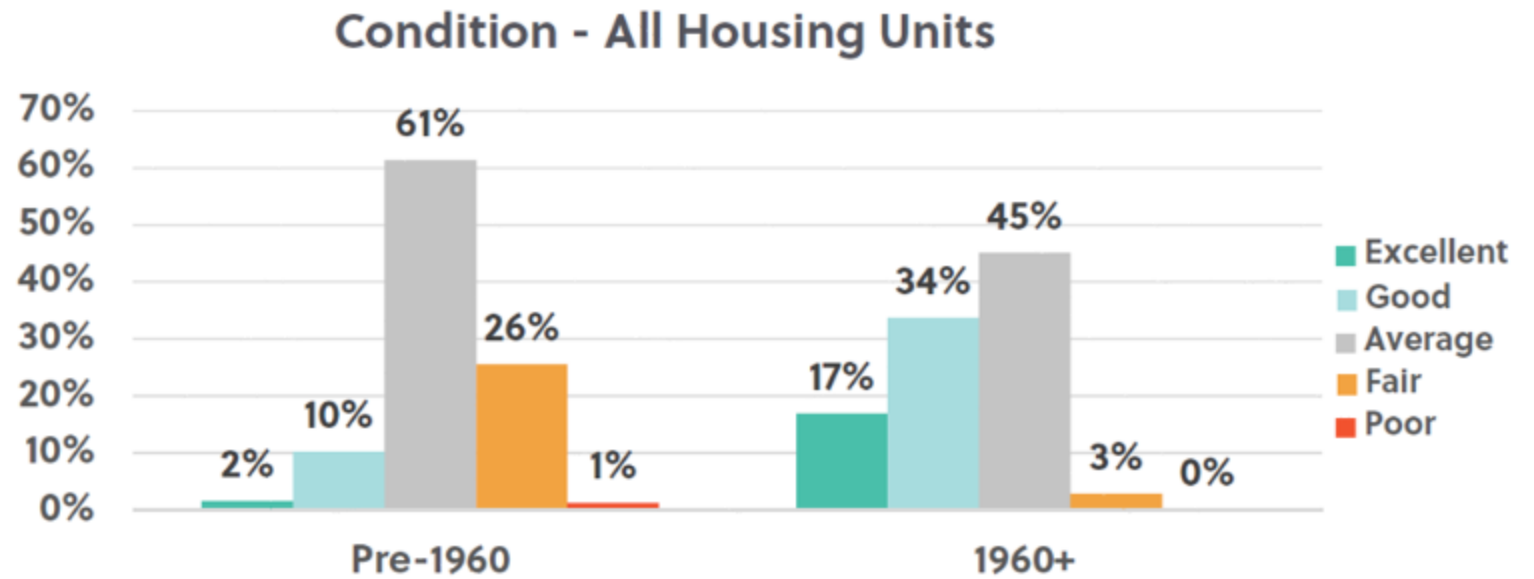
Moved in Before 2000



Hispanic Population



Condition of Housing



Size of Housing

Single Family Residential Average Square Feet

Pre-1960



1,260 sqft

1960+



1,915 sqft

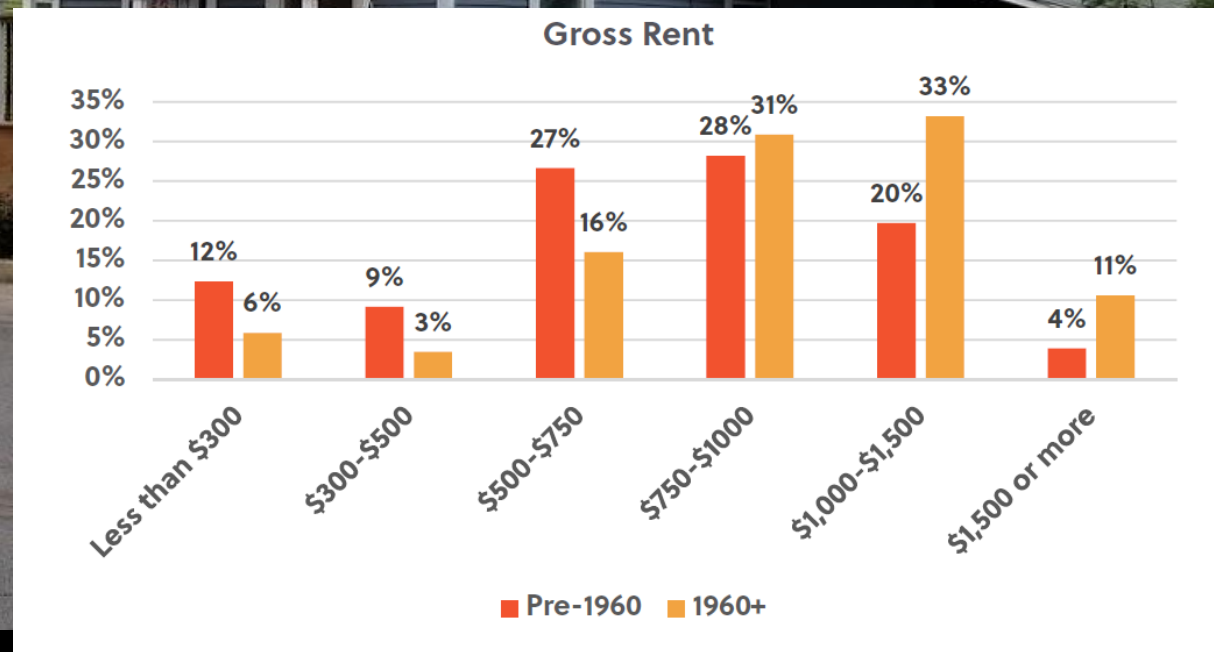


The Original “Tiny House”

- 33,000 existing pre-1960 houses smaller than 1000 square feet
 - 28.6% of San Antonio households only one person
 - 29.5% of San Antonio households only two persons

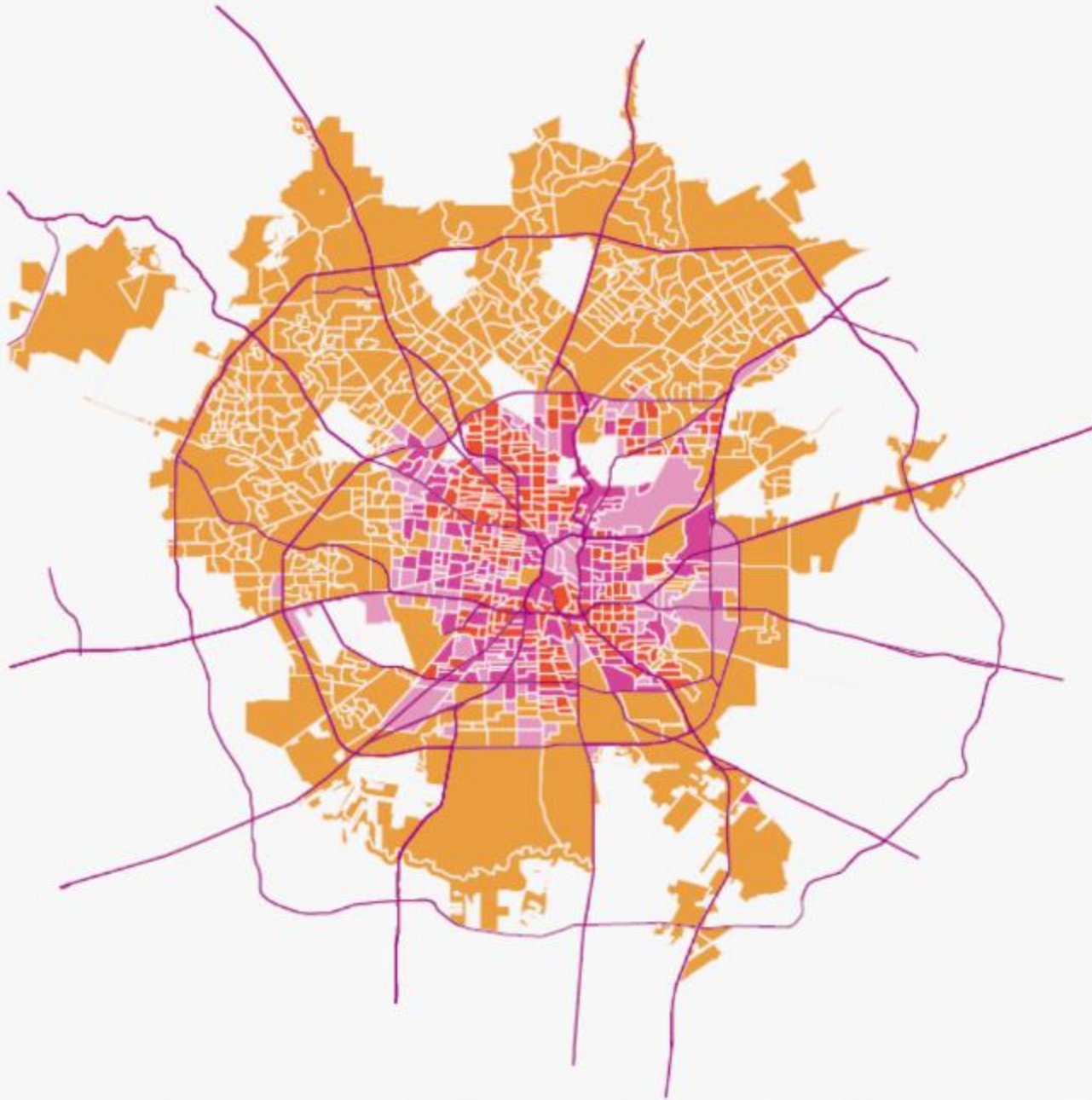


Older = More Affordable







Age + Proximity = Affordability

Households making AMI within study area (I-410 loop) spend 44% of income on housing and transportation vs 51% for rest of the city



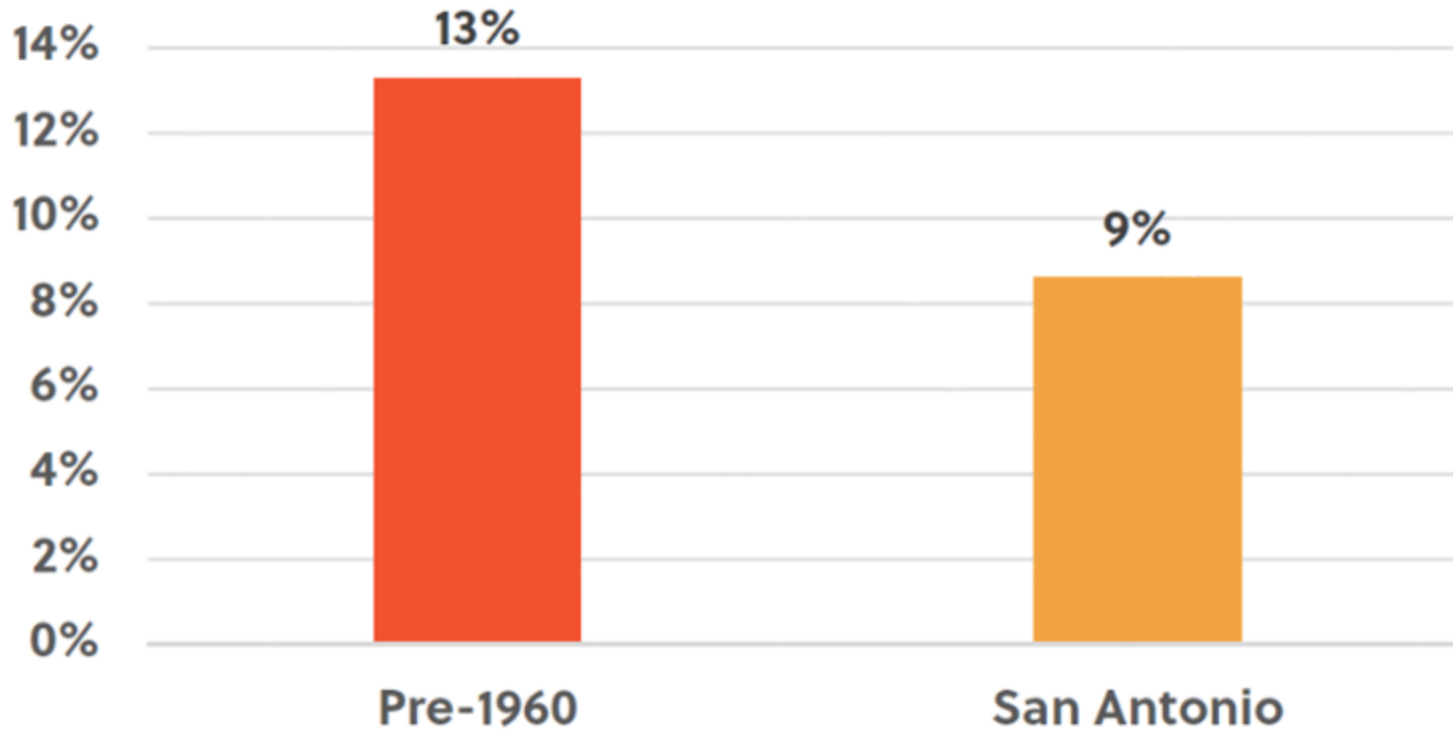
Percentage of Pre-1960 Parcels

Range

	0%-25%
	25%-50%
	50%-75%
	75%-100%

Vacant Building Opportunities

Vacancy (2018)



Existing is Green



Carl Elefante, FAIA
Immediate Past President, AIA

*The greenest
building is the
one already
built*

- Embodied energy
- Less impact on landfill
- It takes 10 to 80 years to recover the energy used in building a green gizmo building
- Greater labor intensity means rehabilitation creates more local jobs and income than an equivalent amount of new construction
- Labor is local; materials are not



**Every week for
the last ten years,
San Antonio has
lost more than
three units of
pre-1960 housing.**

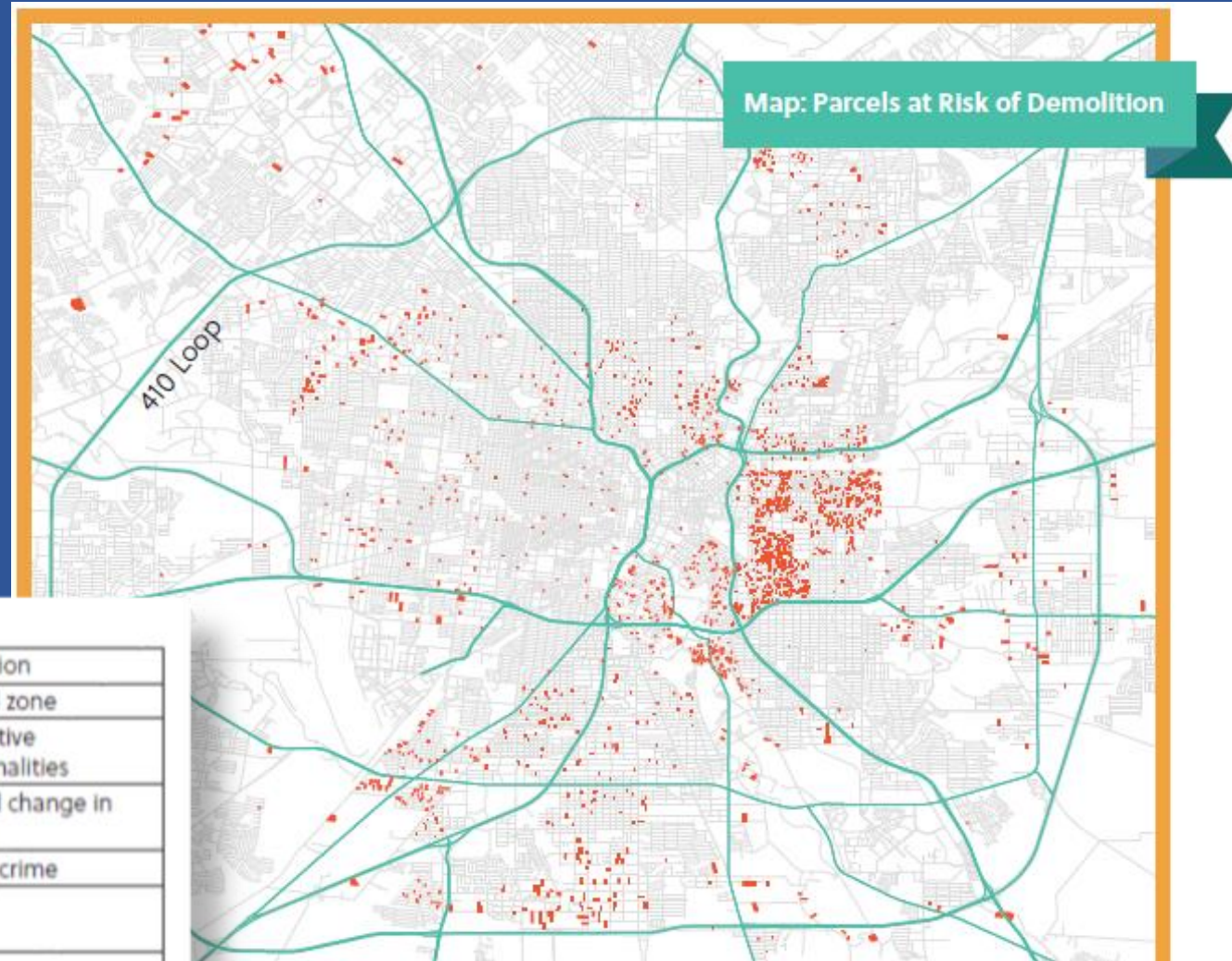
**Don't our local historic districts
and conservation districts
discourage demolition?**

**Yes, but 90% of pre-1960
housing is not within designated
historic or conservation areas.**



Properties at greatest risk

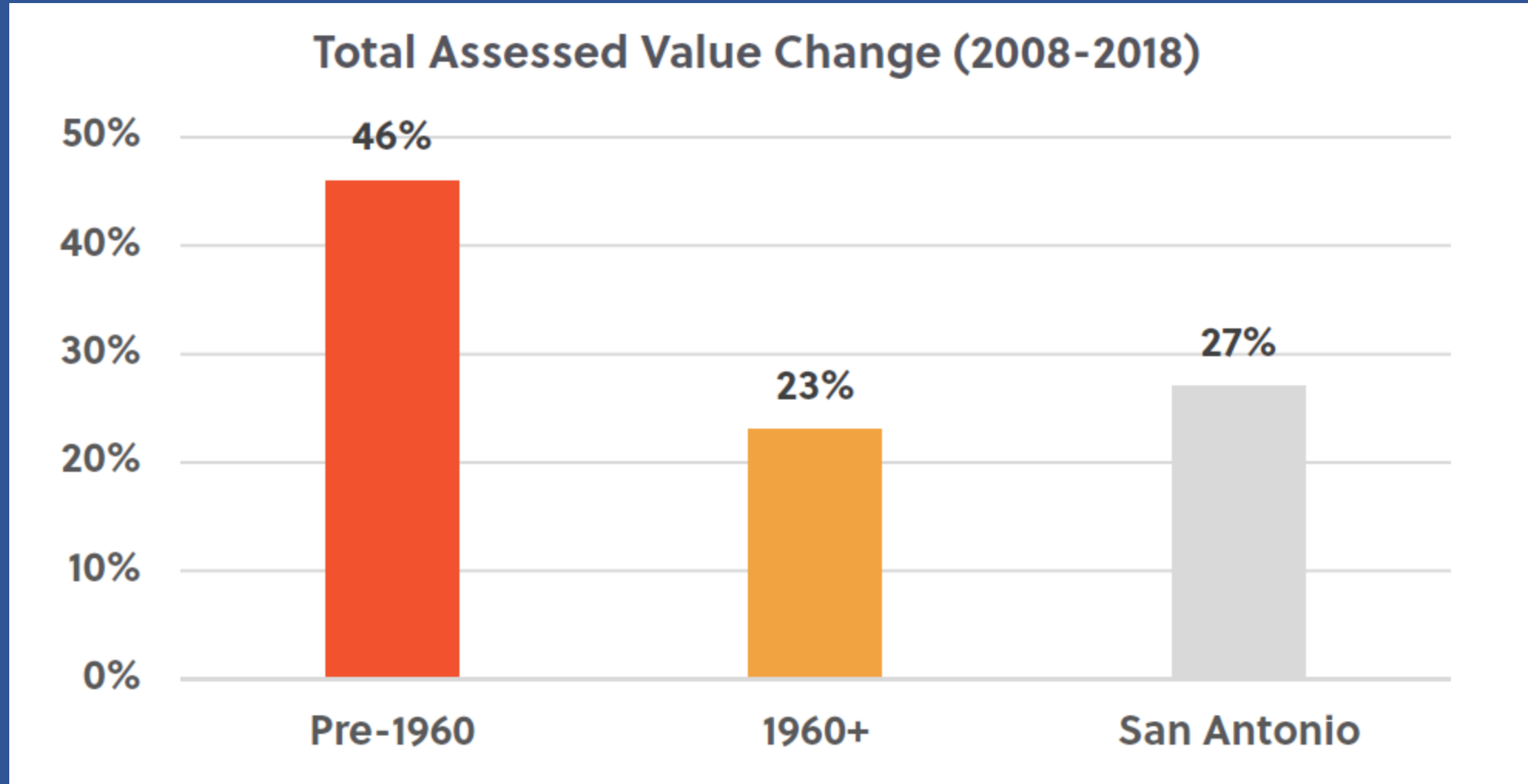
1. Built prior to 1960
2. Renter occupied
3. Fair or poor condition
4. Land value greater than 50% of property value



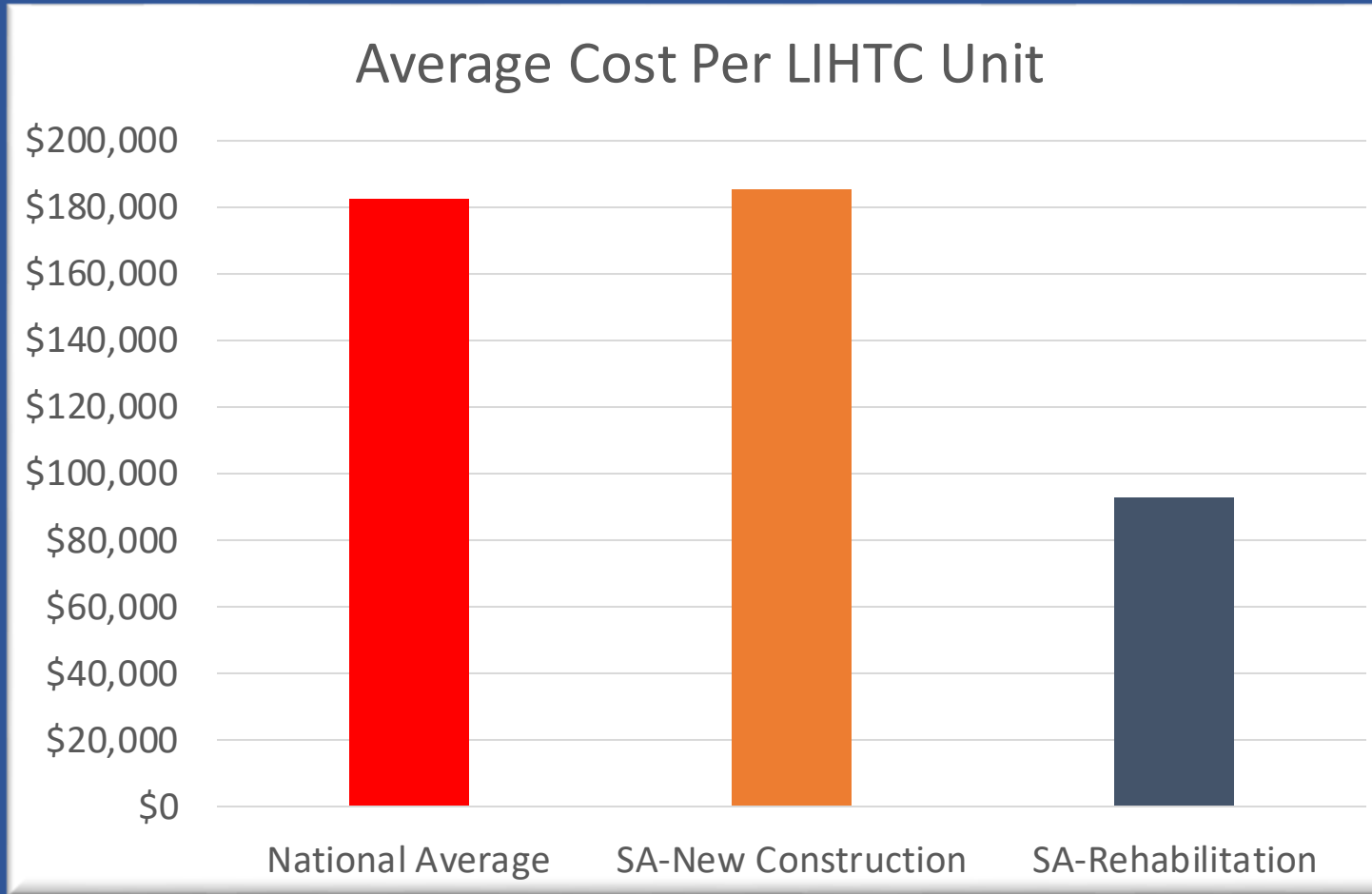
Factors Contributing to Demolition

Market	Owner	Property	City Policy	Location
High demand	Low income	Poor condition	Code enforcement	Flood zone
Weak demand	Older	High land to value ratio	Zoning and Planning Policies	Negative externalities
Institutional acquisition	Estate	Non-conforming use	Historically Redlined	Rapid change in use
Land assemblage	Cashing out	Long term vacancy	Up zoning	High crime
Non Contextual Infill		Fire/natural disaster	Eminent Domain by City/State/Fed	
		Environmental/Hazardous materials		

Supply and Demand and Increasing Land Values



Costs of Providing Affordable Housing



Magically solve the problem today and it reappears tomorrow



- Good news: 81,000 new jobs in next decade
- Challenging news: many of those jobs will pay less than \$30,000/year



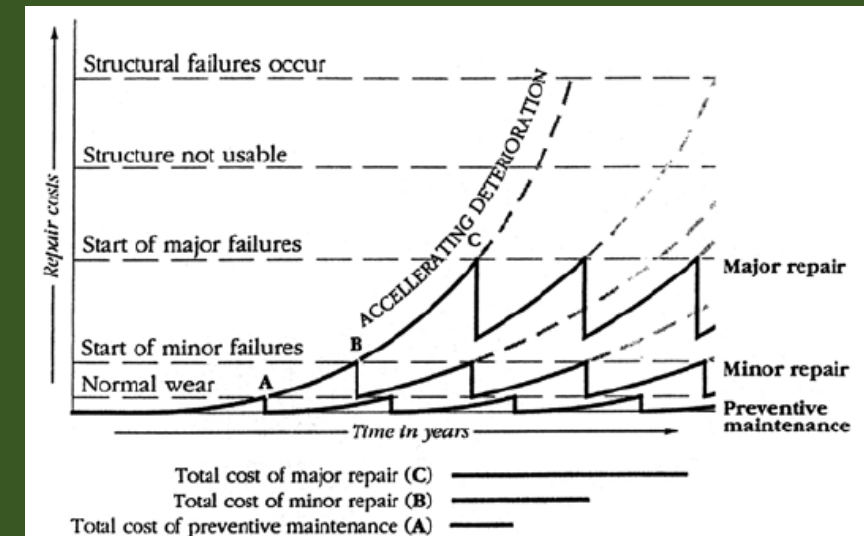
Some Possible Tools

Importance of expanding existing small programs for maintenance

Under One Roof -- \$9,900/unit
Minor Repair Program -- \$25,000/unit
OHP S.T.A.R Program



Whenever you defer a repair, you may be incurring a cost of 15 times that amount
National Institute of Building Sciences



Demolition should cost more

- If demolition of older homes is exacerbating affordable housing needs, and
- If demolition has negative environmental consequences, then
- When it happens it should be more expensive,
- *UNLESS* property is deconstructed (New Deconstruction Ordinance)



Code enforcement policy



- Too often demolition seems to be default response to code violations
 - More creative responses needed:
 - Acquisition
 - Reuse
 - Rehabilitation assistance
 - Conveyance to Non-profit or SAHA
 - Other
 - City with First Right of Refusal
- When a house is razed, a unit of affordable housing is lost*

Encourage Auxiliary Dwelling Units (ADUs)

- Can provide unit of affordable housing
- Can make existing dwelling more affordable for owner
- Minor impact on character of neighborhood
- Adds density without losing human scale
- Creates opportunities for small scale developers/contractors

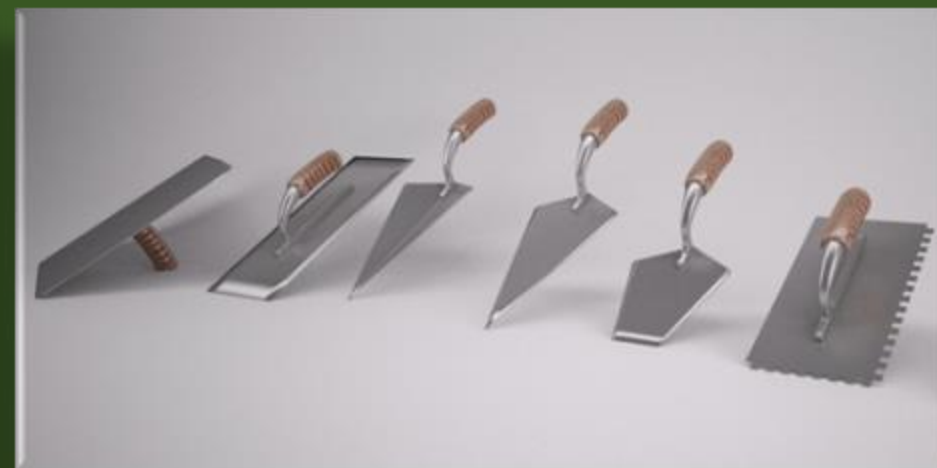


Mandatory Relocation by Institutions



- Hospitals, churches, and universities often acquire and raze older housing for expansion (and often for parking)
- Frequently unchallenged because of “social benefit” of institution
- But affordable housing is being lost
- Therefore require relocation of houses rather than demolition

30 or so other tool ideas in report



Conclusions

1. Housing affordability is both real and serious
2. Going to get worse
3. Existing older housing providing much of affordable housing
4. Most without subsidies, incentives, assistance
5. That housing being lost at a rapid pace



Conclusions



6. New construction has to be part of solution, but
7. Will be neither cheap nor sufficient
8. As much of existing older housing as possible needs to be maintained
9. Good, but insufficient tools to retain older housing

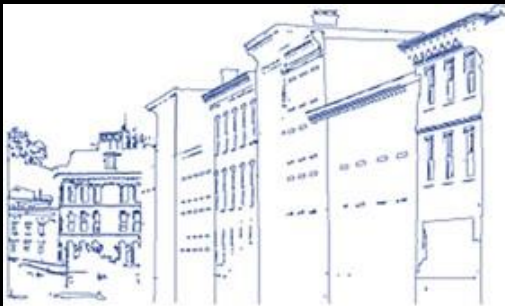
Conclusions

10. Making the retention of older housing as central element in affordable housing strategies will put San Antonio in the forefront nationally.



Thank you very much

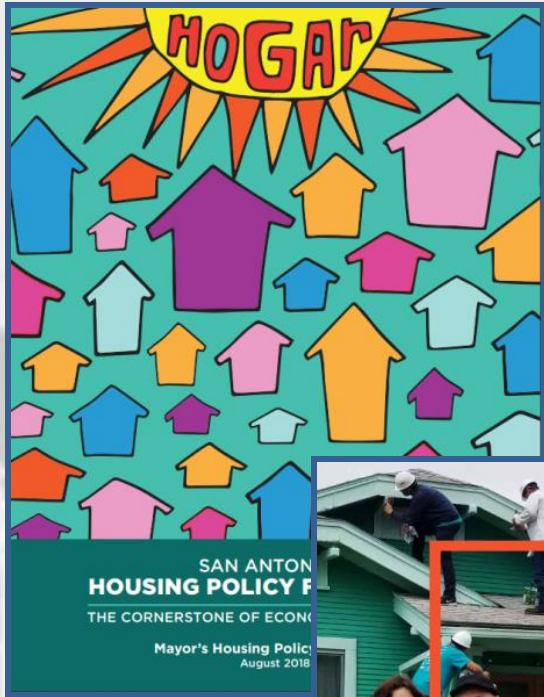
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"Opportunity At Risk" Actions Already Underway



- **Establish a Community Land Trust in San Antonio**
- **Establish Neighborhood Empowerment Zones**
- **Encourage ADU development, especially affordable ADUs**
- **Implement Single-Family Rehab & Infill Pilots**
- **One-stop shop**

