



**CITY OF SAN ANTONIO  
OFFICE OF THE CITY COUNCIL  
COUNCIL CONSIDERATION REQUEST**

TO:	Mayor and City Council
FROM:	Councilwoman Adriana Rocha Garcia, District 4
COPIES TO:	Erik Walsh, City Manager; Debbie Racca-Sitre, City Clerk; Andrew Segovia, City Attorney; John Peterek, Assistant to the City Manager; Emily McGinn, Assistant to City Council
SUBJECT:	<b>Declaration of a Housing Crisis</b>
DATE:	October 4, 2022

COSA - CITY CLERK  
2022 OCT 12 PM 01:49:13

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

Development of criteria to establish a basis for City Council to declare a Housing Crisis in order to activate an appropriate local response and develop a Housing Crisis Index.

Brief Background

San Antonio is undergoing a growing housing crisis that affects residents and people experiencing homelessness. City funding for support services to families facing housing related issues represents a fraction of the overall budget. Service providers, e.g. SARA, Haven for Hope, SAMMinistries, etc., have stated the need for additional resources because of the increased number of families and individuals seeking assistance. An article from San Antonio Express-News in August 2022 reported that more than 1,600 people were staying at Haven for Hope, 10% above the original capacity of 1,450.<sup>1</sup>

Data from Bexar County indicates that eviction filings have increased to an all-time high since 2019, with a record of 2,337 filings in August 2022<sup>2</sup>. The city's Housing Assistance Program closed on June 10, 2022, due to a high volume of applicants. As of September 2022, there are still over 2,000 rental applications being processed<sup>3</sup>. The proposed FY 2023 budget includes \$6.8 million for the Housing Assistance Program, comprised of Right to Counsel (\$1.2 million), Relocation Assistance (\$2.2 million), and Rental Assistance (\$3.4 million). Over the past two

<sup>1</sup> <https://www.expressnews.com/news/local/article/Haven-for-Hope-record-numbers-homeless-17371469.php>

<sup>2</sup> Source: NHSD

<sup>3</sup> Source: NHSD



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years, approximately \$206 million has been allocated to these programs because of an influx of federal funding through CARES and ARPA. The adopted FY 2023 budget includes almost a 97% reduction in available funds for housing-related programs and services.

Additional economic indicators demonstrate the ongoing hardship residents are experiencing. In San Antonio, apartment rents are up 12% since 2021<sup>4</sup>, the median home listing price is at an all-time high at \$341,600 in July 2022 (a 15% increase from July 2021)<sup>5</sup>, and single-family residential home valuations by the Bexar Appraisal District increased by 27.8% from 2021 to 2022<sup>6</sup>. Gasoline prices in Texas reached a record high in June 2022, and the Consumer Price Index hit an all-time high of prices for goods and services in June 2022<sup>7</sup>. Over the past decade, the median income in San Antonio increased on average by only 2.7% each year, while prices for goods and services increased exponentially<sup>8</sup>.

The aforementioned data and numbers demonstrate a crisis, but there is not defined indicators or conditions to outline when an official crisis can be declared. A housing crisis does not constitute a disaster declaration through the Federal Emergency Management Agency (FEMA), however, there is some precedent in other municipalities issuing an emergency-related declaration in response to the housing crisis. Seattle, Washington and Portland, Oregon, as well as the State of Hawaii officially declared a homelessness state of emergency in 2015. San Diego has had a state of emergency since 2002 due to a shortage of affordable housing. San Jose, California, Eugene Oregon, and Oakland, California have all declared a housing-related crisis<sup>9</sup>. The local responses in each community were different and tailored to the specific needs of the community.

The creation of a Housing Crisis Index would track key indicators and analyze them on a semiannual basis. Once the defined key indicators exceed a threshold on this index, it could activate a series of measures designed to help reduce the burdens endured by housed and

<sup>4</sup> <https://www.bizjournals.com/sanantonio/news/2022/07/13/apartment-rates-increase.html>

<sup>5</sup> <https://www.ksat.com/news/local/2022/08/12/median-price-of-homes-in-san-antonio-jumped-nearly-46k-in-one-year/>

<sup>6</sup> <https://www.ksat.com/news/local/2022/03/31/sticker-shock-bexar-county-home-appraisals-up-nearly-28/>

<sup>7</sup> <https://www.ksat.com/news/local/2022/07/26/charts-show-substantial-increase-in-prices-in-san-antonio-and-texas-due-to-inflation/>

<sup>8</sup> Data based on US Census American Community Survey

<sup>9</sup> <https://endhomelessness.org/resource/homelessness-a-state-of-emergency/>

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unhoused families. The measures would continue as long as the key indicators exceed the threshold.

Potential indicators for an index may include:

- Intake numbers at Haven for Hope
- Number of eviction filings
- Number of Notices to Vacate issued
- Average rent (more than 10% annual increase)
- Utility disconnections
- City-wide property valuations (more than 15% annual increase in city-wide property valuations)
- Number of Housing Choice voucher recipients/number of people on waitlist
- Consumer Price Index
- Local unemployment rate
- Food assistance requests through the San Antonio Food Bank

Potential actions may include:

- Mobilize and empower congregations capable and willing to provide shelter to houseless families
- Ask shelter providers to prioritize housing families
- Draw 1% from city's Reserve Fund to fund the Housing Assistance Program
- Draw 5% from applicable TIRZ funds to fund the Housing Assistance Program
- Provide City Council a full update on a quarterly basis
- Initiate text messaging program with updates and needs to relevant partners
- Engage in a city-wide informational campaign
- Reevaluate Housing Assistance Program eligibility criteria and guidelines

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Submitted for Council consideration by:

Councilwoman Adriana Rocha Garcia, District 4

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2022 OCT 12 PM 01:49:37

Supporting Councilmembers' Signatures

District

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