

# DISTRICT 1

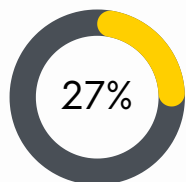
## SAN ANTONIO RENTER PROFILE

### WHO'S RENTING?

**63,300**  
renters live in D1



**26%**  
rental units  
with children



of renter households are college-educated

**15%** heads of household 65 years or older

### WHAT KIND OF UNITS?



**25,500** rental units  
(10.8% of all rental units in SA)

Public housing units  
**1,677**

Tax credit units  
**1,180**

Housing choice voucher units  
**1,087**

### COST OF RENTING

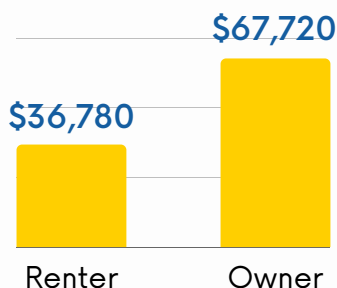
**\$957**

average monthly rent paid by tenant

**7.5%**

D1 units available to minimum wage renters

Average Median Household Income



**46%** of D1 renters are cost burdened

(They pay more than 30% of their income on housing)

### RENTING CHALLENGES

70% of rental units were built before **1980**

**48%** 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

### PURO D1

D1 has the largest number of rental units **built over 80 years ago**, with 13% of D1 rental units built before 1939.

# DISTRICT 2

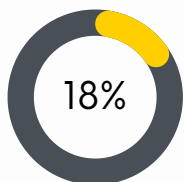
## SAN ANTONIO RENTER PROFILE

### WHO'S RENTING?

**66,300**  
renters live in D2



**38%**  
rental units  
with children



of renter households are college-educated

**11%** heads of household 65 years or older

### WHAT KIND OF UNITS?



**23,800** rental units  
(10.1% of all rental units in SA)

Public housing units  
**967**

Tax credit units  
**4,050**

Housing choice voucher units  
**1,629**

### COST OF RENTING

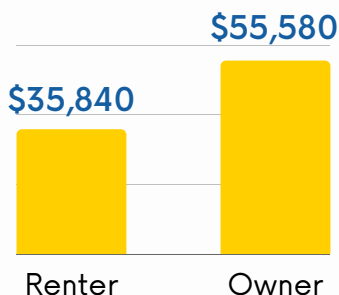
**\$983**

average monthly rent paid by tenant

**9.7%**

D2 units available to minimum wage renters

Average Median Household Income



**52%** of D2 renters are cost burdened

(They pay more than 30% of their income on housing)

### RENTING CHALLENGES

54% of rental units were built before **1980**

**53%** 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

### 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.

# DISTRICT 3

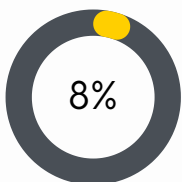
## SAN ANTONIO RENTER PROFILE

### WHO'S RENTING?

**52,400**  
renters live in D3



**36%**  
rental units  
with children



of renter households are college-educated

**13%** heads of household 65 years or older

### WHAT KIND OF UNITS?



**18,400** rental units  
(7.8% of all rental units in SA)

Public housing units  
**664**

Tax credit units  
**3,452**

Housing choice voucher units  
**1,533**

### COST OF RENTING

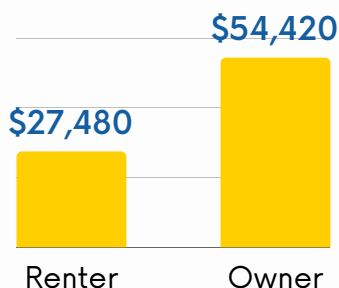
**\$875**

average monthly rent paid by tenant

**13.5%**

D3 units available to minimum wage renters

Average Median Household Income



**48%** of D3 renters are cost burdened

(They pay more than 30% of their income on housing)

### RENTING CHALLENGES

64% of rental units were built before **1980**

**51%** 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

### PURO D3

Almost a quarter of D3 renters spend **more than half of their income on rent**, which is one of the highest concentrations of severely cost burdened renters in San Antonio.

# DISTRICT 4

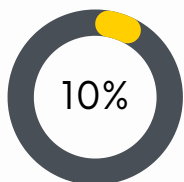
## SAN ANTONIO RENTER PROFILE

### WHO'S RENTING?

**47,900**  
renters live in D4



**51%**  
rental units  
with children



of renter households are college-educated

**9%** heads of household 65 years or older

### WHAT KIND OF UNITS?



**14,000** rental units  
(6.0% of all rental units in SA)

Public housing units  
**14**

Tax credit units  
**3,342**

Housing choice voucher units  
**1,179**

### COST OF RENTING

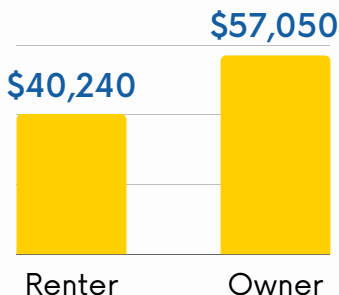
**\$1,025**

average monthly rent paid by tenant

**8.8%**

D4 units available to minimum wage renters

Average Median Household Income



**47%** of D4 renters are cost burdened

(They pay more than 30% of their income on housing)

### RENTING CHALLENGES

46% of rental units were built before **1980**

**51%** 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

### PURO D4

Over half of D4 rental units have children, which is a higher percentage than every other district in San Antonio.

# DISTRICT 5

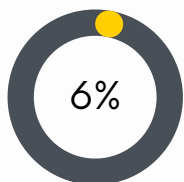
## SAN ANTONIO RENTER PROFILE

### WHO'S RENTING?

**54,800**  
renters live in D5



**47%**  
rental units  
with children



of renter households are college-educated

**15%** heads of household 65 years or older

### WHAT KIND OF UNITS?



**16,400** rental units  
(7.0% of all rental units in SA)

Public housing units  
**1,936**

Tax credit units  
**2,360**

Housing choice voucher units  
**957**

### COST OF RENTING

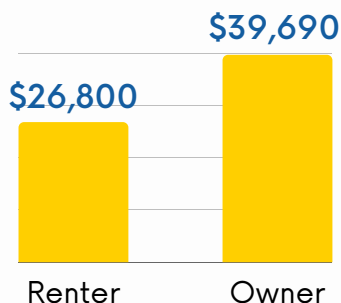
**\$782**

average monthly rent paid by tenant

**18.9%**

D5 units available to minimum wage renters

Average Median Household Income



**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



Incomplete kitchen facilities



More than 1 occupant per room



More than 30% spent on rent



Incomplete plumbing facilities

### PURO D5

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.

# DISTRICT 6

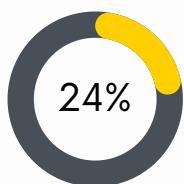
## SAN ANTONIO RENTER PROFILE

### WHO'S RENTING?

**62,000**  
renters live in D6



**37%**  
rental units  
with children



of renter households are college-educated

**8%** heads of household 65 years or older

### WHAT KIND OF UNITS?



**22,100** rental units  
(9.4% of all rental units in SA)

Public housing units  
**75**

Tax credit units  
**2,369**

Housing choice voucher units  
**1,131**

### COST OF RENTING

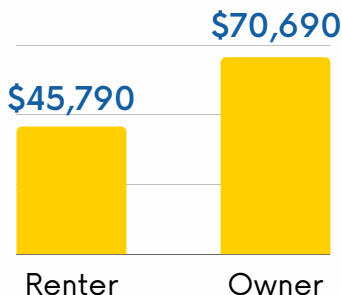
**\$1,075**

average monthly rent paid by tenant

**3.6%**

D6 units available to minimum wage renters

Average Median Household Income



**50%** of D6 renters are cost burdened

(They pay more than 30% of their income on housing)

### RENTING CHALLENGES

24% 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

### PURO D6

D6 has one of the highest concentrations of new rental units in San Antonio, with 38% of rental units built after 2000.

# DISTRICT 7

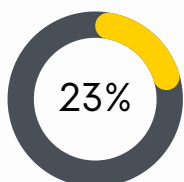
## SAN ANTONIO RENTER PROFILE

### WHO'S RENTING?

**66,000**  
renters live in D7



**33%**  
rental units  
with children



of renter households are college-educated

**17%** heads of household 65 years or older

### WHAT KIND OF UNITS?



**25,400** rental units  
(10.8% of all rental units in SA)

Public housing units  
**438**

Tax credit units  
**3,464**

Housing choice voucher units  
**1,273**

### COST OF RENTING

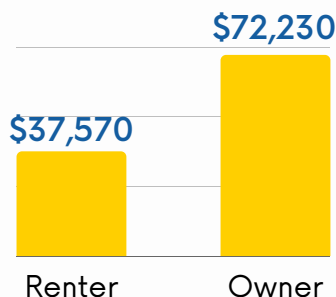
**\$1,048**

average monthly rent paid by tenant

**8.6%**

D7 units available to minimum wage renters

Average Median Household Income



**48%** of D7 renters are cost burdened

(They pay more than 30% of their income on housing)

### RENTING CHALLENGES

43% 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

### PURO D7

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

# DISTRICT 8

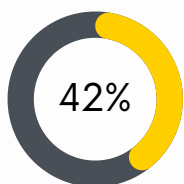
## SAN ANTONIO RENTER PROFILE

### WHO'S RENTING?

**86,600**  
renters live in D8



**23%**  
rental units  
with children



of renter households are college-educated

**8%** heads of household 65 years or older

### WHAT KIND OF UNITS?



**38,100** rental units  
(16.2% of all rental units in SA)

Public housing units  
**118**

Tax credit units  
**1,272**

Housing choice voucher units  
**590**

### COST OF RENTING

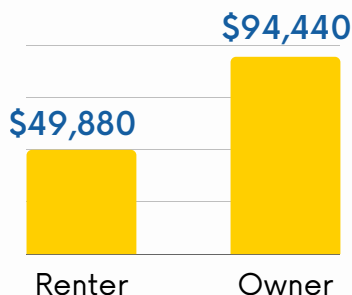
**\$1,180**

average monthly rent paid by tenant

**0.8%**

D8 units available to minimum wage renters

Average Median Household Income



**45%** of D8 renters are cost burdened

(They pay more than 30% of their income on housing)

### RENTING CHALLENGES

19% of rental units were built before **1980**

**47%** 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

### PURO D8

Over a fifth of D8's rental units have been **built in the last decade**, meaning D8 has the highest concentration of new rental units in San Antonio.



# DISTRICT 9

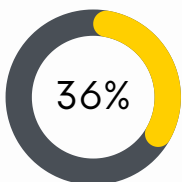
## SAN ANTONIO RENTER PROFILE

### WHO'S RENTING?

**54,700**  
renters live in D9



**26%**  
rental units  
with children



of renter households are college-educated

**10%** heads of household 65 years or older

### WHAT KIND OF UNITS?



**27,500** rental units  
(11.7% of all rental units in SA)

Public housing units  
**0**

Tax credit units  
**598**

Housing choice voucher units  
**114**

### COST OF RENTING

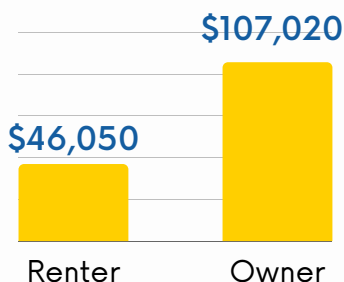
**\$1,185**

average monthly rent paid by tenant

**0.9%**

D9 units available to minimum wage renters

Average Median Household Income



**46%** of D9 renters are cost burdened

(They pay more than 30% of their income on housing)

### RENTING CHALLENGES

20% of rental units were built before **1980**

**47%** 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

### 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.

# DISTRICT 10

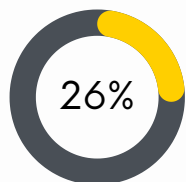
## SAN ANTONIO RENTER PROFILE

### WHO'S RENTING?

**50,100**  
renters live in D10



**32%**  
rental units  
with children



of renter households are college-educated

**14%** heads of household 65 years or older

### WHAT KIND OF UNITS?



**21,800** rental units  
(9.3% of all rental units in SA)

Public housing units  
**66**

Tax credit units  
**511**

Housing choice voucher units  
**498**

### COST OF RENTING

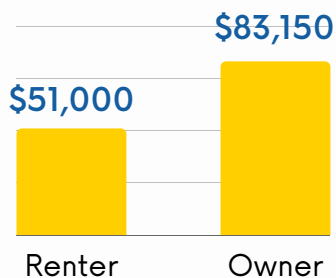
**\$1,182**

average monthly rent paid by tenant

**2.3%**

D10 units available to minimum wage renters

Average Median Household Income



**46%** of D10 renters are cost burdened

(They pay more than 30% of their income on housing)

### RENTING CHALLENGES

36% of rental units were built before **1980**

**49%** 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

### PURO D10

D10 renters have the **highest average Median Household Income** among all districts in San Antonio.

# SAN ANTONIO

## RENTER PROFILE

### WHO'S RENTING?

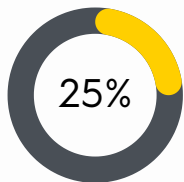
**625,000**

renters live in SA



**32%**

rental units with children



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

### 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)

### RENTING CHALLENGES

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](https://www.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](mailto:mia@texashousing.org)

# RENTER PROFILE 2012 - 2022

## A DECADE OF RENTING IN SAN ANTONIO

### AGING POPULATION



**27%** increase

in share of heads of households  
65 years or older since 2012

### RISING COST OF RENTING

**\$748 → \$1,025**

average monthly rent paid  
by tenant in 2012 vs 2022



### FEWER OPTIONS FOR LOW INCOME RENTERS

**24%** decrease

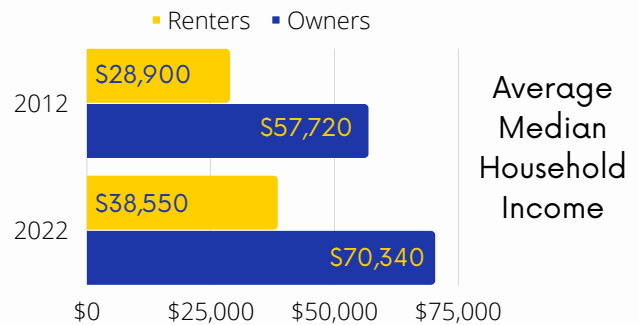
in total units available to  
minimum wage renters  
since 2012. In raw numbers...



[ SA has lost 4,878 units. ]

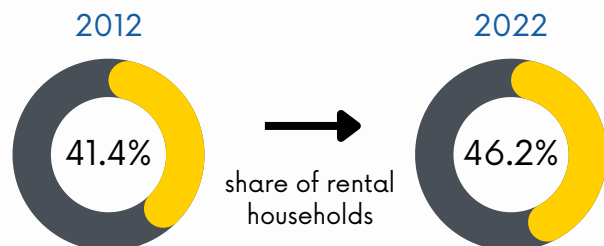
**25,611**

additional rental homes  
have become cost  
burdened since 2012



### CHANGING DEMOGRAPHICS

**44,590** rental households added to  
total households since 2012



**22%** increase

in share of college-educated  
renter households since 2012

**13%** decrease

in share of rental units  
with children since 2012

