

# 2023 District Renter Profiles Methodology

## Data Collection

The 2023 District Renter Profiles uses the most recently available US Census Bureau data, Opportunity Home San Antonio data, Texas Department of Housing and Community Affairs (TDHCA) data, City of San Antonio (CoSA) boundaries, and Bexar County data. Data recording total public housing units and total Section 8 Housing Choice Voucher units is courtesy of Opportunity Home San Antonio (previously known as the San Antonio Housing Authority), current as of March 20, 2023. Total tax credit unit data comes from TDHCA, updated as of January 29, 2023. Information on evictions is from Bexar County Justice of the Peace courts, current as of 2023 and documenting evictions filed in a given district from January 1, 2022 through December 31, 2022. In accordance with the City of San Antonio's redistricting process, 2023 City Council District boundaries are used to calculate all numbers shown in the District Renter Profiles. All other data comes from the Census Bureau's American Community Survey 5-year estimates (2017-2021). Data at the block group level was utilized whenever possible, otherwise data was collected at the census tract level. See Figure 1 below for further detail on specific tables used for each number.

## Comparison to Previous Years

Texas Housers has released District Renter Profiles on an annual basis [since 2020](#). However, previous years' profiles are not comparable to the 2023 District Renter Profiles for two reasons. Primarily, thanks to the redistricting process, the boundaries for each Council District are different in 2023 than in previous years. Thus, a perceived increase or decrease for any statistic on the 2023 District Renter Profile may not accurately reflect a change in the experience of renter households and instead may be caused by a change in the Council District boundary. Secondly, in prior years' profiles, Texas Housers has used ACS data at the census tract level for all categories included in the profile. In the 2023 District Renter Profiles, ACS data was collected at the block group level for most data, and census tract level data was only used when not otherwise available at the block group level. This change to block group level data intends to improve the accuracy of data.

The citywide City of San Antonio Renter Profile is the only exception to both of these circumstances. The 2023 City of San Antonio boundary remains the same boundary as was used in 2022, 2021, and 2020. Furthermore, City of San Antonio data is collected at the Place level in ACS, instead of block group or census tract. Thus, data is comparable between all years of the Renter Profiles at the citywide level.

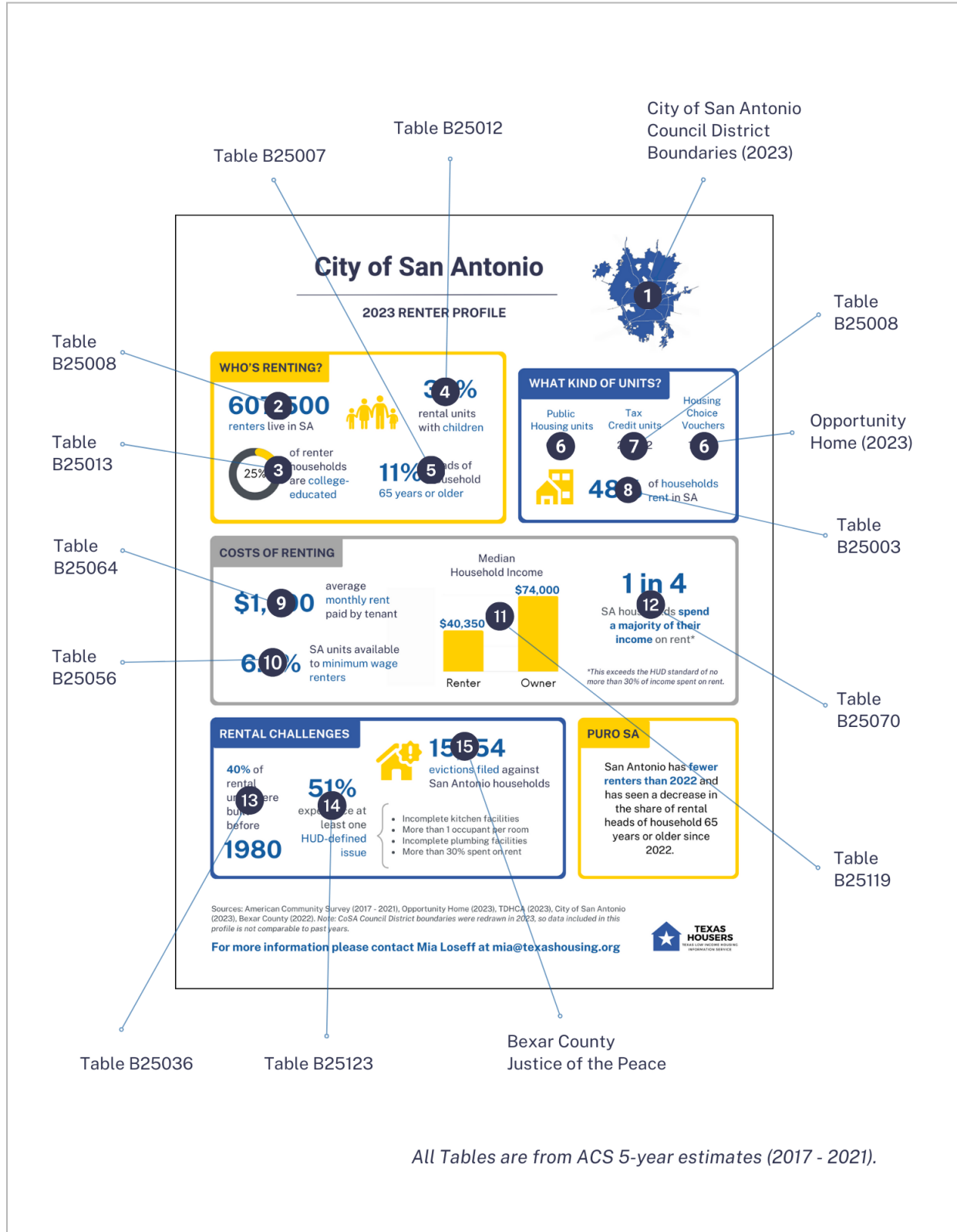
## Data Analysis

The District Renter Profiles are unique because they compile publicly available data on renter households into CoSA Council District boundaries, which is not readily available elsewhere. This is because the majority of the data that informs the 2023 District Renter Profile comes from the US Census Bureau geographies, which do not include council districts. Neither census tracts nor block groups, the smallest geographies available for the data included in the Renter Profiles, align with City of San Antonio Council Districts. To provide data by district, ACS data was weighted to estimate the percentage of a given census tract or block group that fell within the city council district boundary. Council District boundaries were overlaid over block groups and census tracts and the proportion of each block group or tract in a given district was used to calculate a district-level total for data that was available as counts (e.g., the total number of households). Shares, such as the share of district households that are renters, were calculated using these district-level estimates.

For data that were not available as counts, such as block group or tract-level Median Household Income and Average Monthly rent, the number of renter or owner households in a given block group or tract was included in the district-level calculation to more accurately weight district-level averages. This allowed for more accurate consideration of, for example, renter median household income in tracts with very few renters when combining that median value with the value from a tract that is mostly renters. As a result, the District Renter Profiles calculate an Adjusted Median Household Income for both renter households and owner households that accounts for the differing numbers of renter households and owner households per block group and weights each block group proportionately. The same process was done for Average Monthly Rent calculation, given that each block group has its own average rent but not all block groups have the same amount of renter households.

Eviction filing data, public housing units, tax credit units, and Housing Choice Voucher units were all provided as point data, meaning Texas Housers had access to the exact address or coordinates for each eviction or unit. Weighting was not required for these numbers because a unit or eviction filing was simply inside the district boundaries or not.

Figure 1.



All Tables are from ACS 5-year estimates (2017 - 2021).