

# PLAN 2010

People-Powered Goals For San Antonio's Future





Plan 210 is the Beto for Mayor campaign’s policy platform, prioritizing public safety, infrastructure, and economic development. Launched on October 5, 2024—exactly 210 days before the municipal election—it reflects the insights and aspirations gathered from residents citywide during four months of community engagement.

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# HOUSING

Housing is a fundamental human right because it provides the basic security, dignity, and stability necessary for individuals to live a safe and fulfilling life.



The City of San Antonio has taken significant steps to address housing affordability through its Strategic Housing Implementation Plan (SHIP), which focuses on increasing supply, preserving existing housing, and addressing homelessness. SHIP outlines goals to produce over 28,000 affordable housing units and rehabilitate 8,000 homes over the next decade, targeting households most in need.

Additionally, the city is leveraging public-private partnerships, promoting zoning reforms, and securing funding for housing affordability projects. However, as housing costs continue to rise and demand outpaces supply, further measures are needed, such as the efficient use of land, ensuring tenant protections, increasing funding, and further prioritizing housing affordability in all new development.

## AFFORDABILITY

Property values and rental prices in San Antonio have increased significantly, making housing less affordable for all residents. Many residents face a significant gap between their income levels and the cost of housing, leading to increased financial strain and housing instability.

Zoning regulations, land use policies, and building codes can restrict the development of affordable housing and increase construction costs. Limited local funding for affordable housing projects and challenges in securing financing for development can hinder the creation of new affordable units.

## STRATEGIC OBJECTIVES

- 1.** **Enhance Local Funding and Support Policy Changes:** Increase local funding for housing affordability and utilize innovative policy to maximize impact.

### KEY ACTIONS

- IMPLEMENT BUDGET POLICY THAT IDENTIFIES FUTURE GENERAL FUND NEEDS OVER THE NEXT 5 YEARS FOR HOUSING RELATED DEVELOPMENT.
- FOSTER PARTNERSHIPS BETWEEN LOCAL GOVERNMENT, PRIVATE DEVELOPERS, AND NON-PROFIT ORGANIZATIONS TO POOL RESOURCES AND SHARE RISKS IN DEVELOPMENT.
- SUPPORT THE COMMUNITY LAND TRUST (CLT) TIERED AFFORDABILITY CCR AND STAY SA POLICIES PROPOSED BY DISTRICT 5 COUNCILWOMAN TERI CASTILLO
- ENCOURAGE DEVELOPMENT OF NEIGHBORHOOD SCALE DENSITY THAT RESPECTS NEIGHBORHOOD CHARACTER.
- EXPLORE COMMUNITY BENEFITS AGREEMENT FOR FUTURE ECONOMIC DEVELOPMENT PROJECTS.
- INCREASE THE AMOUNT OF INFRASTRUCTURE FEE WAIVERS FOR AFFORDABLE HOUSING PROJECTS.

- 2.** **Address Community Concerns and Promote Engagement:** Build community support for housing projects and address concerns that may hinder development.

### KEY ACTIONS

- CONDUCT OUTREACH AND EDUCATION CAMPAIGNS TO INFORM RESIDENTS ABOUT HOUSING AFFORDABILITY NEEDS, INCLUDING WHO BENEFITS FROM HOUSING AFFORDABILITY, AND COMMON MISCONCEPTIONS.
- ENGAGE WITH COMMUNITY LEADERS, NEIGHBORHOOD ASSOCIATIONS, THE BUSINESS COMMUNITY, AND OTHER STAKEHOLDERS EARLY IN THE PLANNING PROCESS TO ADDRESS CONCERNS AND GAIN SUPPORT.
- ENSURE TRANSPARENT DECISION-MAKING PROCESSES AND INCLUDE COMMUNITY INPUT IN THE PLANNING AND DEVELOPMENT STAGES.

### **3.** **Improve Access to Housing Affordability Resources:** Enhance the accessibility of resources and support services for low-income residents.

#### **KEY ACTIONS**

- EXPAND SUPPORT SERVICES, SUCH AS DIRECT RENTAL ASSISTANCE PROGRAMS AND HOUSING COUNSELING, TO HELP RESIDENTS NAVIGATE THE HOUSING MARKET AND SECURE STABLE HOUSING.
- IMPROVE DATA COLLECTION ON HOUSING NEEDS AND ENSURE TARGETED OUTREACH TO UNDERSERVED POPULATIONS TO BETTER ALIGN RESOURCES WITH DEMAND.
- REDUCE LANGUAGE BARRIERS FOR RESIDENTS BY ENSURING THE CITY'S LANGUAGE ACCESS OFFICE IS INCLUDED IN PLANNING EFFORTS AND COMMUNITY ENGAGEMENT.

#### **HOUSING STOCK**

San Antonio's population has been growing steadily, leading to increased demand for housing. This growth has put pressure on the housing market, contributing to rising property values and rents. The city's housing stock includes a mix of single-family homes, apartments, townhouses, and older housing units. However, there is a growing disparity between the demand for affordable housing and the availability of such units. Many housing units are also aging and may require significant maintenance or upgrades. This can affect affordability and the quality of available housing.

## STRATEGIC OBJECTIVES

- 1.** **Protect existing affordable housing stock and produce new housing supply:** Expand the availability of affordable units to meet the growing demand and alleviate affordability challenges.

### KEY ACTIONS

- DEVELOP A PROGRAM THAT ALLOCATES FUNDING FOR NATURALLY OCCURRING AFFORDABLE HOUSING (NOAH) REHABILITATION IN EXCHANGE FOR LONG-TERM AFFORDABILITY.
- INCREASE INCENTIVES FOR DEVELOPMENT TO INCLUDE AFFORDABLE UNITS IN NEW PROJECTS, SUCH AS TAX CREDITS, DENSITY BONUSES, AND REDUCED FEES.
- CREATE A PROGRAM TO ACQUIRE LOW-INCOME HOUSING TAX CREDIT (LIHTC) PROPERTIES EXITING THEIR AFFORDABILITY PERIOD.
- EXPAND LOCAL AFFORDABLE HOUSING TRUST FUND TO SUPPORT THE DEVELOPMENT AND PRESERVATION OF AFFORDABLE HOUSING UNITS.
- SUPPORT THE PERMIT-READY ACCESSORY DWELLING UNIT (ADU) INITIATIVE, AND IDENTIFY FUNDING SOURCES TO CONNECT RESIDENTS TO FINANCING SOURCES.

- 2.** **Improve Housing Quality and Maintenance:** Enhance the quality and maintenance of existing housing stock to ensure safe and livable conditions for residents.

### KEY ACTIONS

- CONTINUE TO SUPPORT THE CITY'S OWNER-OCCUPIED HOME REPAIR PROGRAM.
- DEVELOP STRATEGIES TO ENSURE LANDLORDS HAVE ACCESS TO RESOURCES TO PROVIDE QUALITY HOUSING.
- INCREASE AWARENESS OF RESOURCES AND PROGRAMS THAT ASSIST HOUSING PROVIDERS MAINTAIN QUALITY HOUSING.

**3.** **Develop Smart Land Use Policy:** Update zoning and land use policies to support the development of diverse and affordable housing options.

**KEY ACTIONS**

- IMPLEMENT ZONING REFORMS TO ALLOW FOR HIGHER-DENSITY HOUSING, MIXED-USE DEVELOPMENTS, MISSING MIDDLE, AND AFFORDABLE HOUSING PROJECTS.
- INTEGRATE HOUSING AFFORDABILITY CONSIDERATIONS INTO LAND USE PLANNING AND DEVELOPMENT POLICIES TO ENCOURAGE THE CREATION OF DIVERSE HOUSING OPTIONS.

**4.** **Implement Anti-Displacement Measures to Preserve Community:** Mitigate the economic and social impacts of rising housing costs and displacement.

**KEY ACTIONS**

- ENHANCE TENANT PROTECTIONS TO HELP STABILIZE RENTAL PRICES AND EXPAND ANTI-DISPLACEMENT TOOLS SUCH AS TITLE CLEARANCE, PROPERTY TAX-EXEMPTIONS, AND HOME REPAIR PROGRAMS.
- IMPLEMENT PROGRAMS TO SUPPORT DISPLACED RESIDENTS, INCLUDING RENTAL ASSISTANCE, RELOCATION SERVICES, AND COMMUNITY REINTEGRATION EFFORTS.

# HOUSING BOND

The City of San Antonio's Strategic Housing Implementation Plan (SHIP) recommends the inclusion of a housing bond in 2027 to significantly boost the funding available for housing affordability initiatives. This proposed bond would provide critical resources to develop, preserve, and rehabilitate affordable housing units, directly addressing the city's growing housing needs.

By securing dedicated funding, the 2027 housing bond would allow the city to meet its long-term housing goals, particularly for low- and middle-income residents, and would support other SHIP priorities like housing stabilization and homelessness prevention. However, the success of this bond will depend on continued community engagement, political will, and prioritization of housing affordability as a cornerstone of San Antonio's growth.

## STRATEGIC OBJECTIVES

- 1. Funding Affordable Housing Development:** Secure funding to increase the production of affordable housing units and address the shortage.

### KEY ACTIONS

- ALLOCATE BOND FUNDS TO SUPPORT THE CONSTRUCTION OF NEW UNITS AND THE RENOVATION OF EXISTING UNITS.
- LEVERAGE BOND FUNDING TO CREATE PUBLIC-PRIVATE PARTNERSHIPS THAT ENHANCE AFFORDABLE HOUSING DEVELOPMENT AND LEVERAGE ADDITIONAL RESOURCES.

- 2. Enhancing Housing Quality and Maintenance:** Use bond funds to improve the quality and maintenance of existing housing stock.

### KEY ACTIONS

- PROVIDE FINANCIAL SUPPORT FOR THE REHABILITATION OF AGING HOUSING UNITS TO IMPROVE SAFETY AND LIVABILITY.
- STRENGTHEN CODE ENFORCEMENT EFFORTS TO ENSURE THAT PROPERTIES MEET SAFETY AND QUALITY STANDARDS.



**3.** **Supporting Housing Stability and Access:** Utilize bond funds to enhance housing stability and improve access to affordable housing.

**KEY ACTIONS**

- EXPAND RENT ASSISTANCE PROGRAMS TO SUPPORT LOW-INCOME HOUSEHOLDS AND PREVENT EVICTION.
- ESTABLISH OR EXPAND A LOCAL HOUSING AFFORDABILITY TRUST FUND TO SUPPORT ONGOING AFFORDABILITY EFFORTS AND STABILIZE THE HOUSING MARKET.

**4.** **Implementing Policy and Planning Reforms:** Revise housing policies and planning processes to support the effective use of bond funds and address affordability issues.

**KEY ACTIONS**

- IMPLEMENT ZONING CHANGES TO FACILITATE THE DEVELOPMENT OF AFFORDABLE HOUSING AND HIGHER-DENSITY PROJECTS.
- ALIGN CAPITAL IMPROVEMENT PROJECTS WITH SAWS, CPS, CITY, AND DEVELOPERS.
- ALIGN HOUSING PLANNING AND DEVELOPMENT STRATEGIES WITH SHIP GOALS AND BOND FUNDING TO ENSURE COMPREHENSIVE AND EFFECTIVE IMPLEMENTATION.