



DEMOGRAPHIC REPORT

Policy, Planning, and Public Affairs

Reporting Period: January 2012 to December 2012

April 1, 2013

The 2013 Demographic Report provides summary information and maps describing households that receive assistance from public housing and assisted housing programs. This report is designed to be updated annually in order to identify demographic trends over time. The 2013 Demographic Report, being the first of the series, establishes baselines against which future trends can be compared.

Over 19,000 households receive housing assistance from the San Antonio Housing Authority through Public Housing (PH) and assisted housing programs; including Housing Choice Voucher (HCV) program and other local voucher programs. For the purposes of this report, all voucher programs have been grouped together. The San Antonio Housing Authority (SAHA) has begun tracking key demographic information of these households on a monthly basis to understand households currently receiving assistance and to identify demographic trends.

At the end of each month, a snapshot of data in our internal database is taken. Each snapshot reflects all business activity that was complete as of the last day of the month. Households who have ported-out of the Housing Choice Voucher program and live outside SAHA's jurisdiction are removed for the purposes of this report.

This report is broken into four main sections. The first section uses a monthly average to provide an overview of who lives in SAHA assisted housing, focusing on ethnicity, race, age, gender, disability, single-headed households, income, children, and tenure. Within this section, the data is presented at three different scales, resident/participant, head of household, and households. The second section of the report addresses any changes in key

demographic characteristics over the last year.

The third section references a recent publication by the National Low Income Housing Coalition to compare national demographic characteristics of households assisted by HUD programs to SAHA assisted households. Characteristics covered in this section include: ethnicity, race, female-headed households, and household type. While some of the national data is tracked differently than SAHA's data, the data allows for several comparisons. SAHA has a much larger Hispanic population and a slightly larger proportion of households who have at least one member with a disability compared to national households.

The final section uses mapping to explore SAHA assisted households. It includes several maps in order to highlight the geographic characteristics of the households who receive assistance through SAHA programs. Difference in location and distribution can illuminate current conditions and inform future policies.

The majority of SAHA residents are under the age of 20 years and adults 20 years and older are 3 times more likely to be female than male. The vast majority of SAHA households are headed by someone who does not have a spouse or co-head (92%) and the majority of heads are female. Over 80% of all households are considered extremely low income while nearly all households are very low income. Households living in public housing are more than 3 times likely to live in a high poverty neighborhood resulting in over 60% of public housing children living in high poverty neighborhoods.

- ➡ **Who lives in SAHA assisted housing?**
- ➡ **Has SAHA population *changed* in the last year?**
- ➡ **How do SAHA households *compare* to national characteristics of households assisted by HUD programs?**
- ➡ **Mapping SAHA household characteristics.**

Note: Snapshot data used for this report is intended to be used for planning purposes only. SAHA is under various local, state, and federal reporting requirements that have individual data extraction methods. As a result, data reported for those purposes may slightly differ from the data explored in this report.

Residents

RESIDENTS

- Over 51,000 residents

ETHNICITY & RACE

- 77% are Hispanic
- 18% are Black

AGE

- 55% are under 20 years of age
- 12% are 55 and older

by GENDER

- Adults 20 years and older are 3 times more likely to be female than male

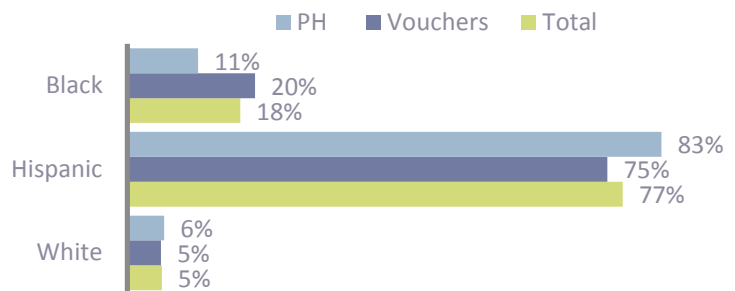
by DISABILITY

- 23% have a disability
- 70% of the disabled are 35 years of age or older

Table 1 | TOTAL RESIDENTS

	Residents	Residents %
PH	14,467	28%
Vouchers	36,852	72%
Total	51,319	100%

Chart 1 | ETHNICITY & RACE*



*White is defined as Non-Hispanic White; Black is defined as Non-Hispanic Black; Hispanic is defined as of any race.

Table 2 | AGE

	0 to 9	10 to 19	20 to 34	35 to 54	55 to 105
PH	33%	19%	18%	13%	17%
Vouchers	27%	28%	16%	18%	11%
Total	29%	26%	17%	16%	12%

Chart 2 | GENDER BY AGE

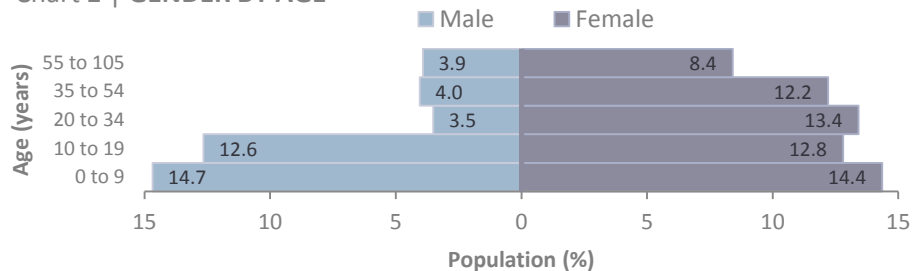
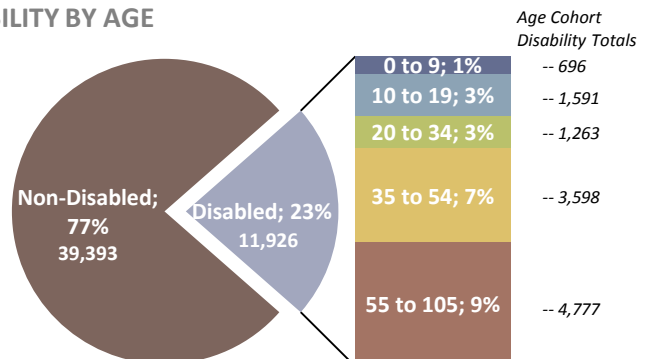


Chart 3 | DISABILITY BY AGE



Heads of Household

HEADS

- Over 19,000 head of households

ELDERLY/DISABLED

- 49% of Households are headed by someone who is elderly and/or disabled
- PH has a higher proportion of elderly only while vouchers have a higher proportion of disabled only

GENDER

- 79% of households are headed by a female

SINGLE-HEADED

- 92% of households have no co-head or spouse

Table 3 | HEADS

	Heads	Heads %
PH	5,960	31%
Vouchers	13,333	69%
Total	19,293	100%

Chart 4 | ELDERLY & DISABLED HEAD OF HOUSEHOLDS

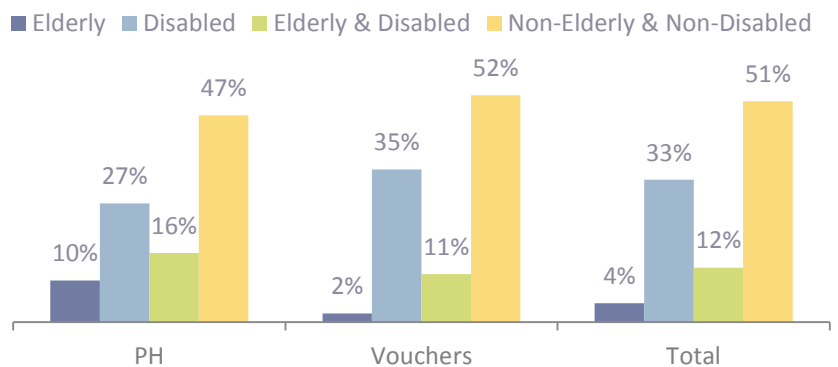


Chart 5 | FEMALE-HEADED HOUSEHOLDS

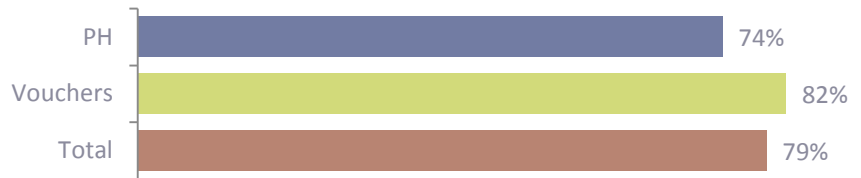
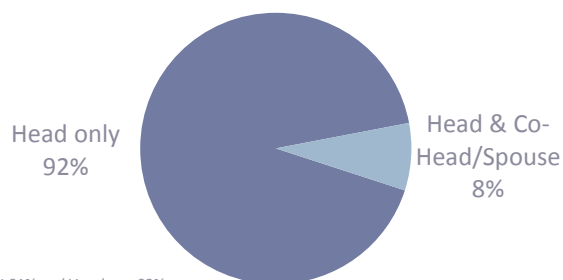


Chart 6 | SINGLE-HEADED HOUSEHOLDS*



*monthly Average: PH-91% and Vouchers- 93%.

Households

HOUSEHOLDS

- Over 19,000 households

INCOME

- 97% of households are below 50% AMI (\$30,650 for a family of four)
- PH serves a larger proportion of extremely low income households

CHILDREN

- Vouchers serve more households with children than PH
- 56% of SAHA households have children under 18

TENURE

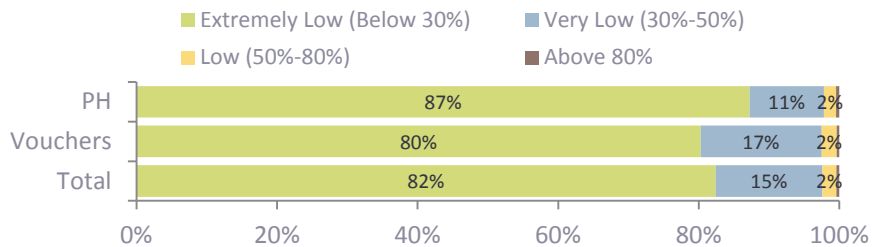
- PH overall median tenure is 4 years
- Voucher overall median tenure is 5 years

HOUSEHOLD SIZE

Table 4 | HOUSEHOLDS

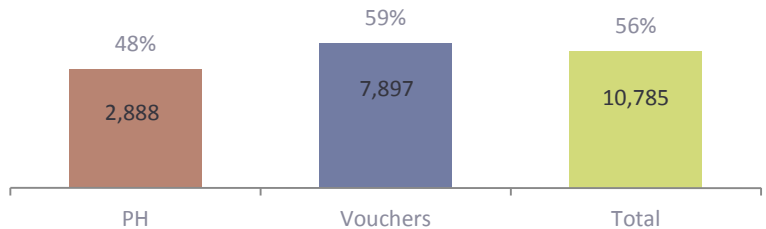
	Households	Households %
PH	5,960	31%
Vouchers	13,333	69%
Total	19,293	100%

Chart 7 | HOUSEHOLD INCOME BY AREA MEDIAN INCOME THRESHOLDS*



*Percentage of households above 80% AMI is less than 1%. FY2013 AMI for a 4 person family is \$60,300. Income is after exclusions

Chart 8 | PERCENTAGE OF HOUSEHOLDS WITH CHILDREN*



*Data as of 12/31/2012.

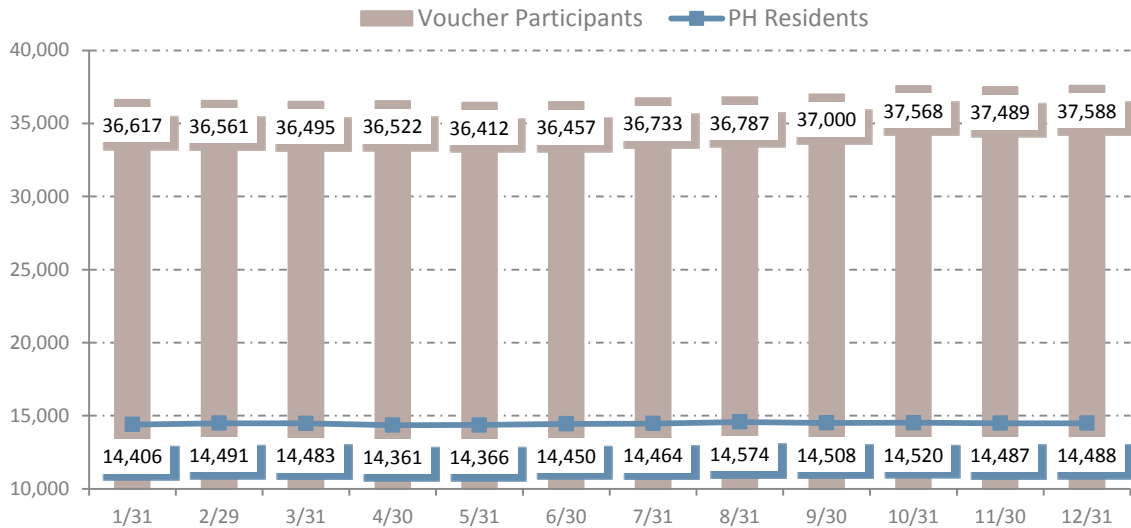
Table 5 | MEDIAN TENURE BY FAMILY TYPE (years)

	PH	Vouchers
Elderly without children	9	5
Elderly with Children	11	10
Disabled without Children	3	5
Disabled with Children	4	5
Elderly & Disabled without Children	8	8
Elderly & Disabled with Children	10	10
Non-Elderly & Non-Disabled without Children	5	5
Non-Elderly & Non-Disabled with Children	3	5

Average PH Household Size is **2.41**

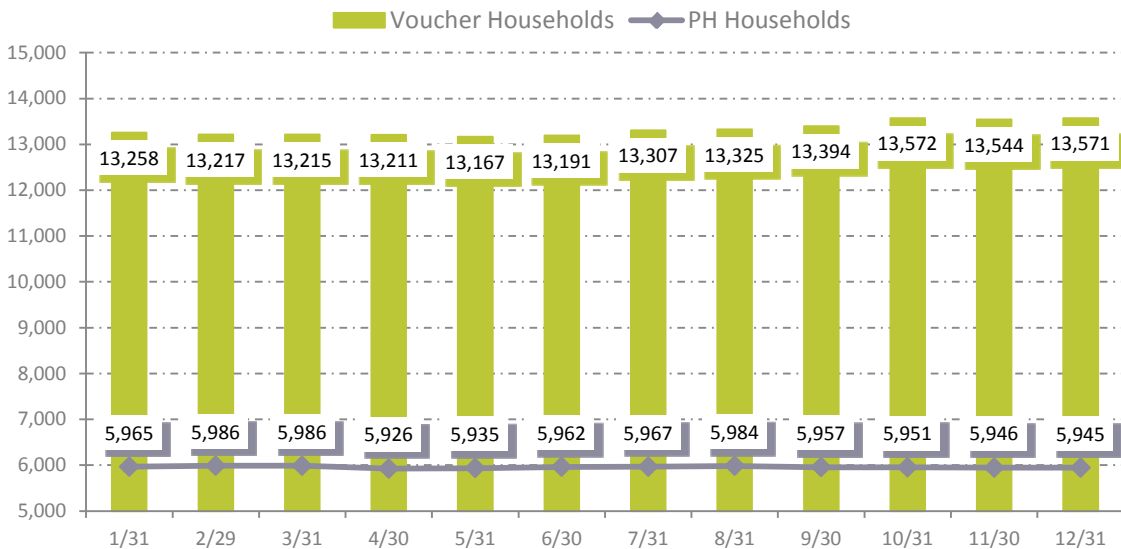
Average Voucher Household Size is **2.76**

Chart 9 | TOTAL RESIDENTS



- Voucher population has increased by 971.
- PH population has increased by 82.

Chart 10 | TOTAL HOUSEHOLDS



- Voucher households have increased by 313.
- PH households have decreased by 20.

SAHA Households and National Households

SAHA¹

National²

Chart Comparison 1 | PERCENTAGE OF FEMALE-HEADED HOUSEHOLDS BY HOUSING PROGRAM

SAHA and National households are majority female-headed.



Source: NLIHC tabulations of Public Use Microdata Sample. www.huduser.org/portal/pum/index.html

Chart Comparison 2 | HOUSEHOLD TYPE BY HOUSING PROGRAM⁺

SAHA households with disability make up a larger proportion of households compared to National households.

	Household with disability*	Elderly**	Non-Elderly, non-disabled, with children***	Non-Elderly, non-disabled, without children***
PH	33%	25%	42%	5%
Vouchers ⁺	56%	13%	44%	7%

	Household with disability*	Elderly**	Non-Elderly, non-disabled, with children***	Non-Elderly, non-disabled, without children***
PH	21%	30%	35%	13%
Vouchers	28%	19%	43%	10%

⁺ SAHA categories are not mutually exclusive; percentages do not add up to 100%. Based on SAHA voucher utilization as of 12/31/2012

*Defined as households with at least one member with a disability

** Defined as households where the Head and/or Co-Head/Spouse are 62 years and over

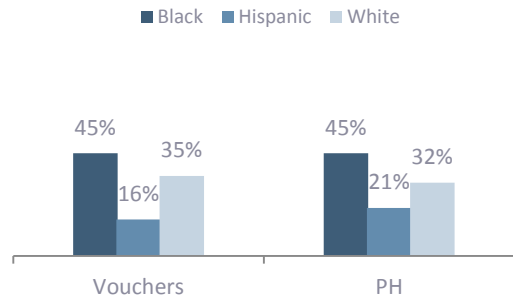
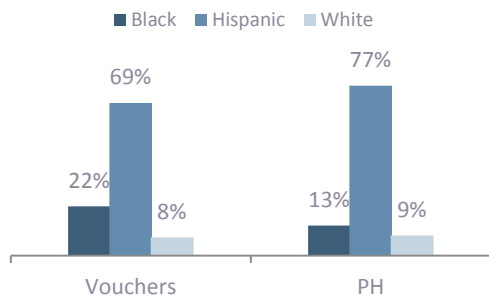
***Defined by the status of the head of household

⁺Elderly households and household with at least one member with a disability include some households with children.

Source: NLIHC tabulations of Public Use Microdata Sample. www.huduser.org/portal/pum/index.html

Chart Comparison 3 | HOUSEHOLDS BY ETHNICITY/RACE, ACROSS HOUSING PROGRAMS⁺

SAHA Hispanic households make up a much larger proportion of households than National household.



⁺White is defined as Non-Hispanic White; Black is defined as Non-Hispanic Black; Hispanic is defined as Hispanic of any race.

⁺These calculations exclude households for which data on race are not available. Source: NLIHC tabulations of Public Use Microdata Sample. www.huduser.org/portal/pum/index.html

¹ Unless otherwise noted, SAHA data are monthly averages using snapshots from 1/2012 to 12/2012.

² National Low Income Housing Coalition (2012). *Who lives in federally assisted housing? Housing Spotlight, Volume 2, Issue 2.* (<http://nlihc.org/sites/default/files/HousingSpotlight2-2.pdf>)

SAHA Households and San Antonio Households

SAHA¹

SAN ANTONIO²

Chart Comparison 1 | PERCENTAGE OF FEMALE-HEADED HOUSEHOLDS BY HOUSING PROGRAM

SAHA **female-headed** households make up a larger proportions of households compared to San Antonio households.



Female-headed 49%*

* Female Householders for family and non-family households

Chart Comparison 2 | HOUSEHOLD TYPE BY HOUSING PROGRAM⁺

SAHA households with **disability** make up a larger proportion of households compared to San Antonio households.

	Household with disability*	Elderly**	Non-Elderly, non-disabled, with children***	Non-Elderly, non-disabled, without children***
PH	33%	25%	42%	5%
Vouchers ⁺	56%	13%	44%	7%

⁺ SAHA categories are not mutually exclusive; percentages do not add up to 100%. Based on SAHA voucher utilization as of 12/31/2012

*Defined as households with at least one member with a disability

** Defined as households where the Head and/or Co-Head/Spouse are 62 years and over

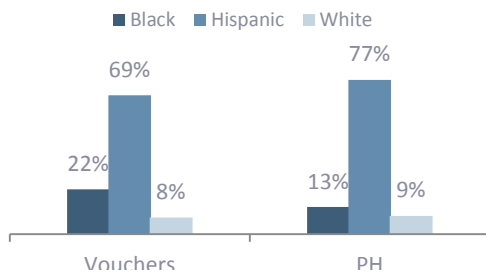
***Defined by the status of the head of household

Households with disability 28%*

* Households with 1 or more persons with a disability

Chart Comparison 3 | HOUSEHOLDS BY ETHNICITY/RACE, ACROSS HOUSING PROGRAMS⁺

SAHA **Hispanic and Black** households make up a much larger proportion of households and SAHA **White** households make up a smaller proportion of households than San Antonio households .



⁺White is defined as Non-Hispanic White; Black is defined as Non-Hispanic Black; Hispanic is defined as Hispanic of any race.

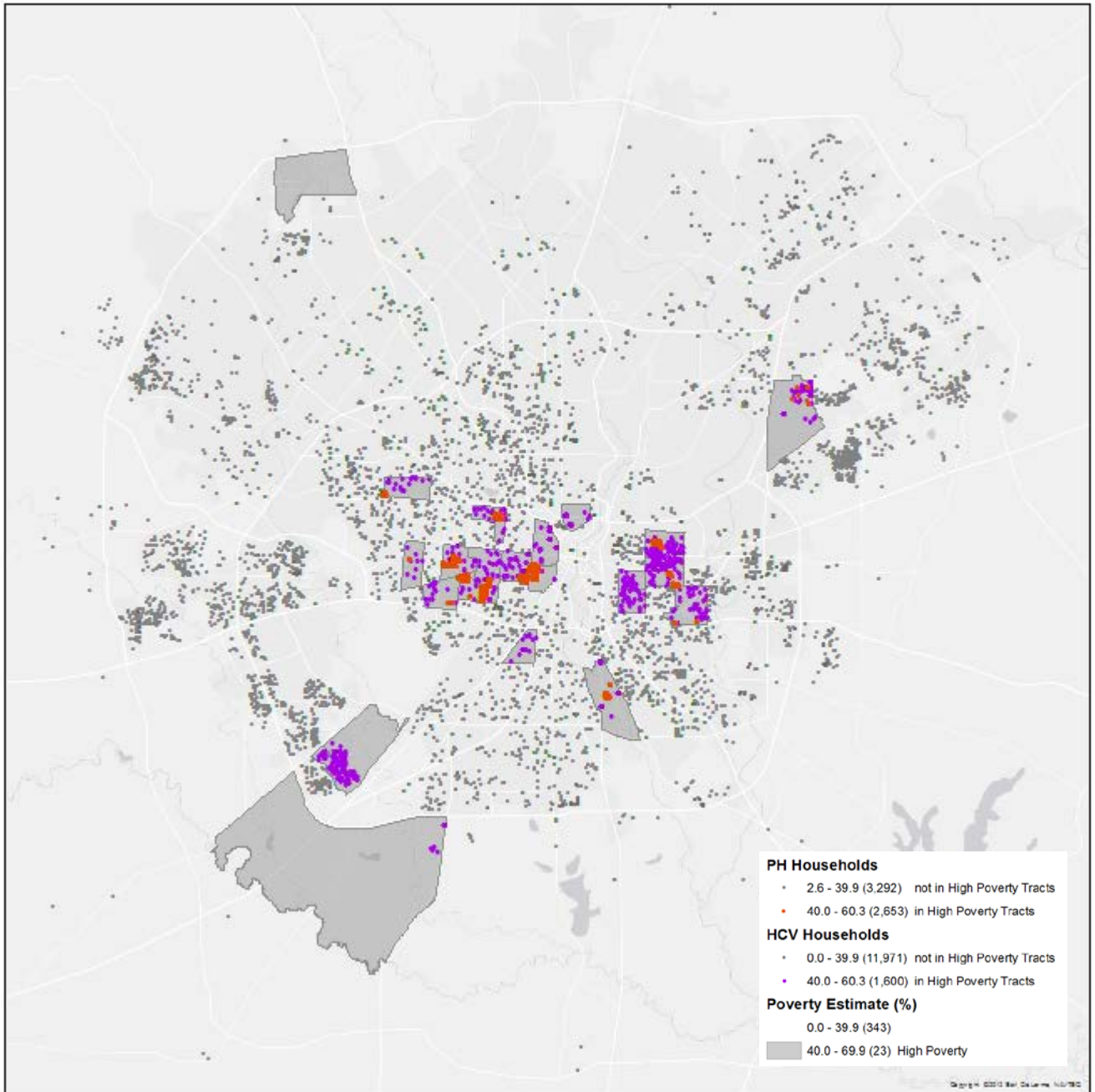
Black Alone - 8%
Hispanic – 55%
White – 34%*

* White is defined as householders who are Non-Hispanic White Alone, Black is defined as householders who are Black Alone, and Hispanic is defined as Hispanic of any race. Note: Individuals who are Hispanic and Black Alone are counted twice.

¹ Unless otherwise noted, SAHA data are monthly averages using snapshots from 1/2012 to 12/2012.

² San Antonio data has been pulled from 2011 American Community Survey 3 year and 5 year estimates.

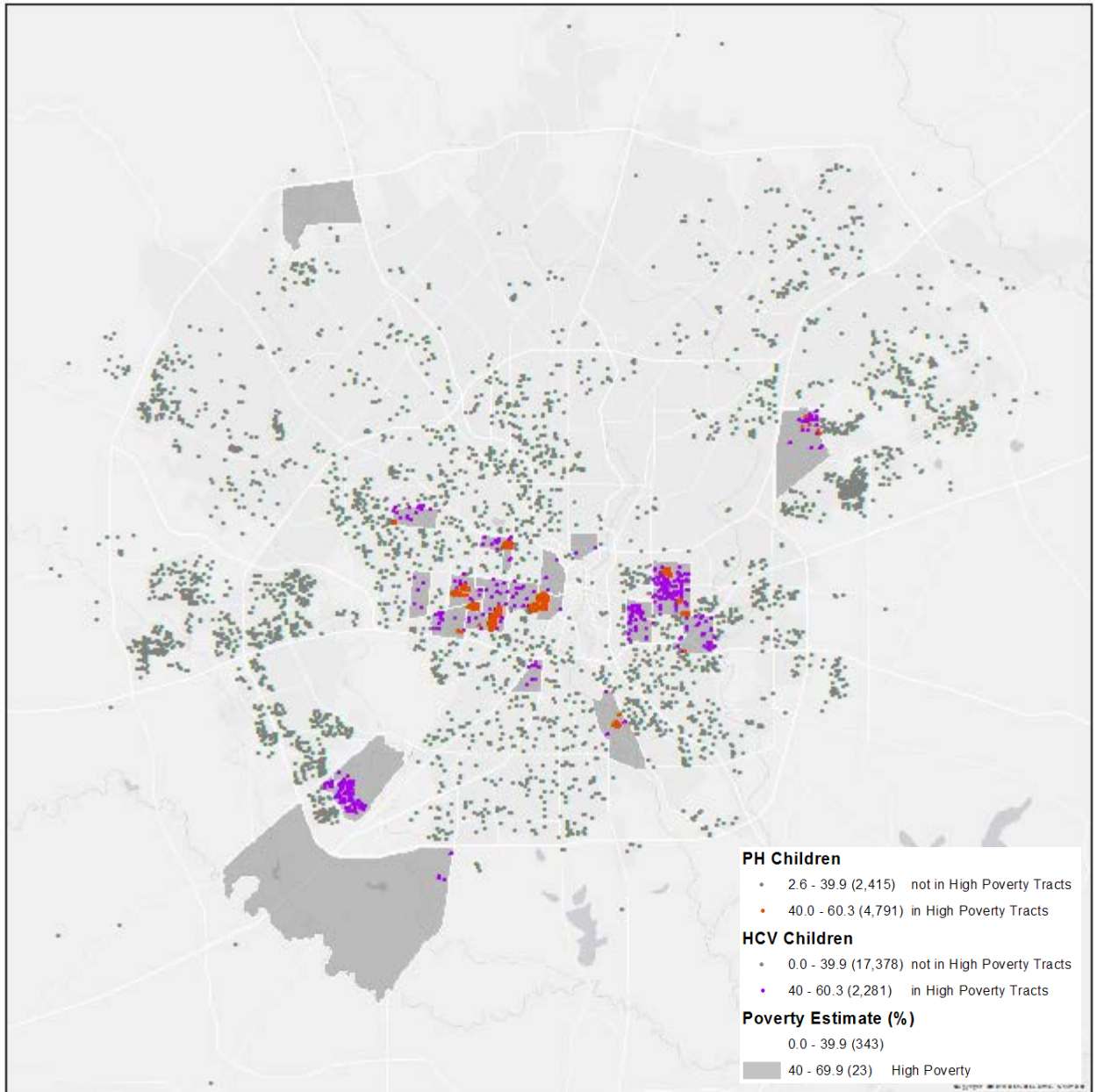
Map 1 | HOUSEHOLDS IN HIGH POVERTY NEIGHBORHOODS (40%+ Poverty Rate)



22% (4,253) of SAHA Households live in high poverty neighborhoods
45% (2,653) of PH Households
12% (1,600) of Voucher Households

Data source: 2011 American Community Survey 5 year estimates Table S1701 by Census Tract. High Poverty Neighborhoods are defined as census tracts with 40% or more (estimated) poverty rate. This definition has been taken from ² National Low Income Housing Coalition (2012). Who lives in federally assisted housing? Housing Spotlight, Volume 2, Issue 2. (<http://nlihc.org/sites/default/files/HousingSpotlight2-2.pdf>); SAHA voucher utilization as of 12/31/2012; SAHA public housing leased units as of 12/31/2012- SAHA vouchers include local non-section 8 programs and excludes port-outs.

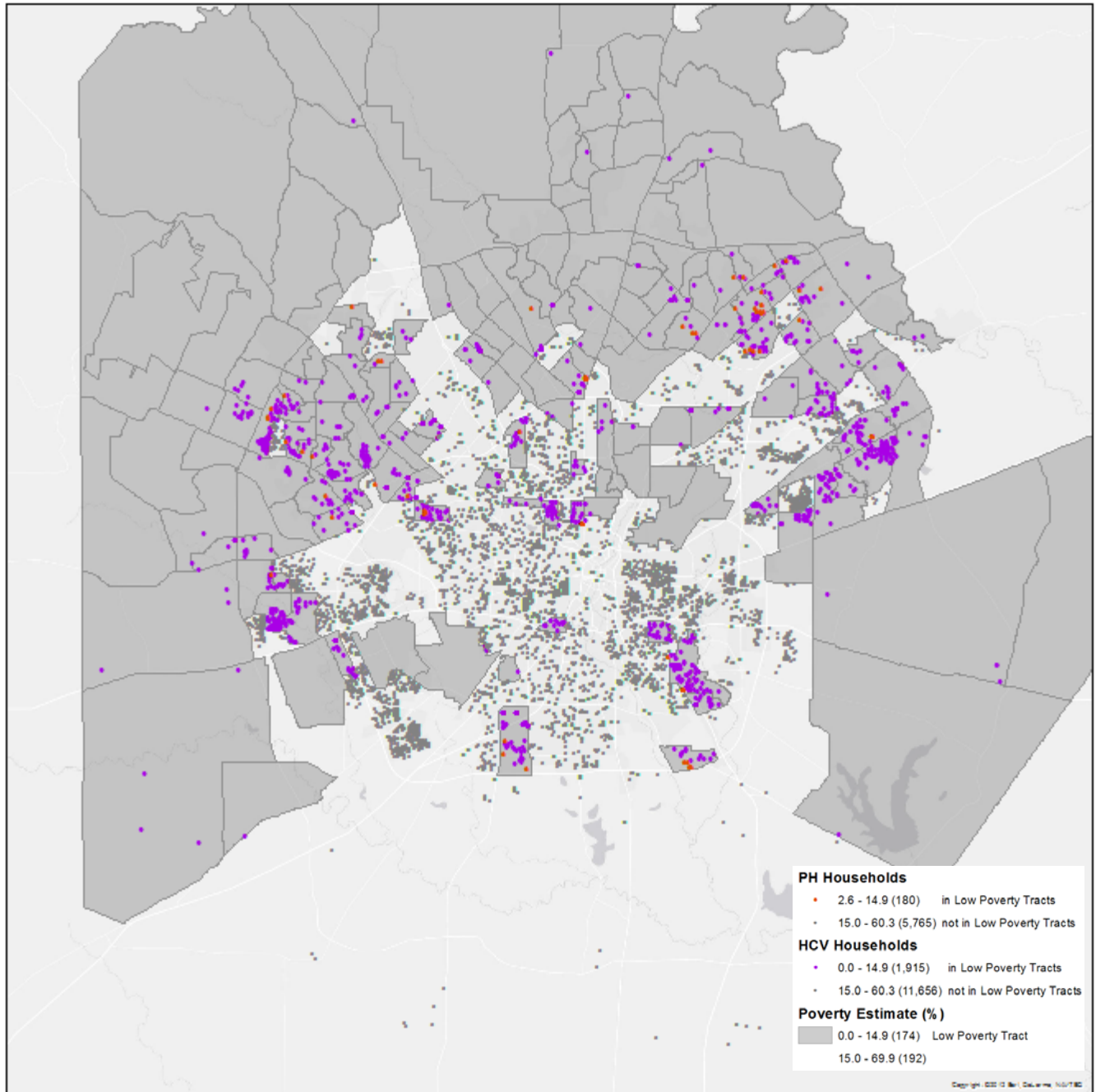
Map 2 | CHILDREN IN HIGH POVERTY NEIGHBORHOODS (40%+ Poverty Rate)



Over 24% (7,072) of SAHA children are living in high poverty neighborhoods
66% (4,791) of PH children
12% (2,281) of Voucher children

Data source: 2011 American Community Survey 5 year estimates Table S1701 by Census Tract. High Poverty Neighborhoods are defined as census tracts with 40% or more (estimated) poverty rate. This definition has been taken from ² National Low Income Housing Coalition (2012). Who lives in federally assisted housing? Housing Spotlight, Volume 2, Issue 2. (<http://nlihc.org/sites/default/files/HousingSpotlight2-2.pdf>); SAHA voucher utilization as of 12/31/2012; SAHA public housing leased units as of 12/31/2012- SAHA vouchers include local non-section 8 programs and excludes port-outs.

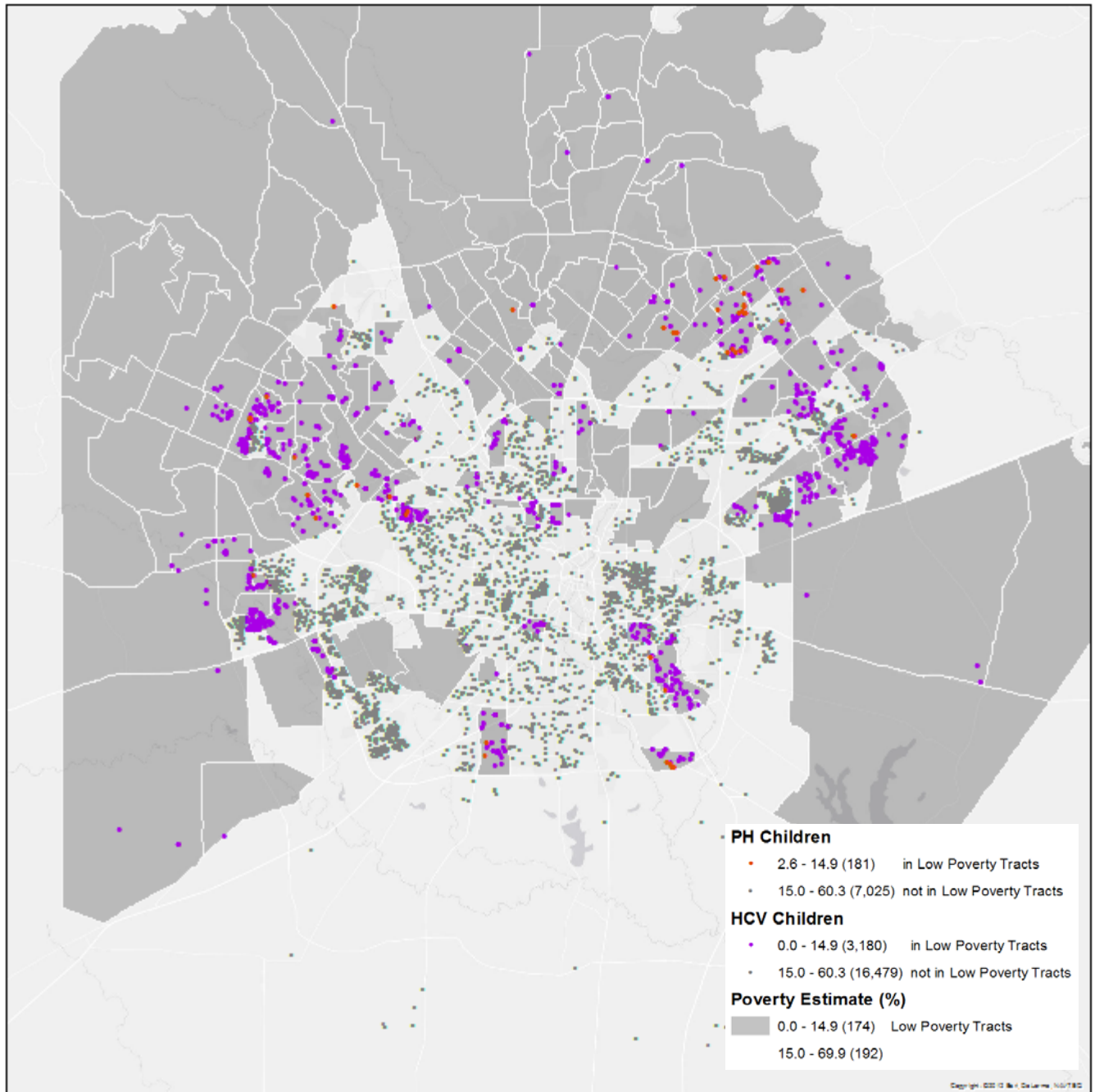
Map 3 | HOUSEHOLDS IN LOW POVERTY NEIGHBORHOODS (less than 15% Poverty Rate)



Less than 11 % (2,095) of SAHA households are living in low poverty neighborhoods
3% (180) of PH households
14% (1,915) of Voucher households

Data source: 2011 American Community Survey 5 year estimates Table S1701 by Census Tract. Low Poverty Neighborhoods are defined as census tracts with less than 15% (estimated) poverty rate. This definition has been taken from the Texas Department of Housing and Community Affairs 2012-2013 Qualified Allocation Plans for Housing Tax Credits (<http://www.tdhca.state.tx.us/multifamily/htc/docs/12-13-QAP-RelatedRulesLaws.pdf>); SAHA voucher utilization as of 12/31/2012; SAHA public housing leased units as of 12/31/2012- SAHA vouchers include local non-section 8 programs and excludes port-outs.

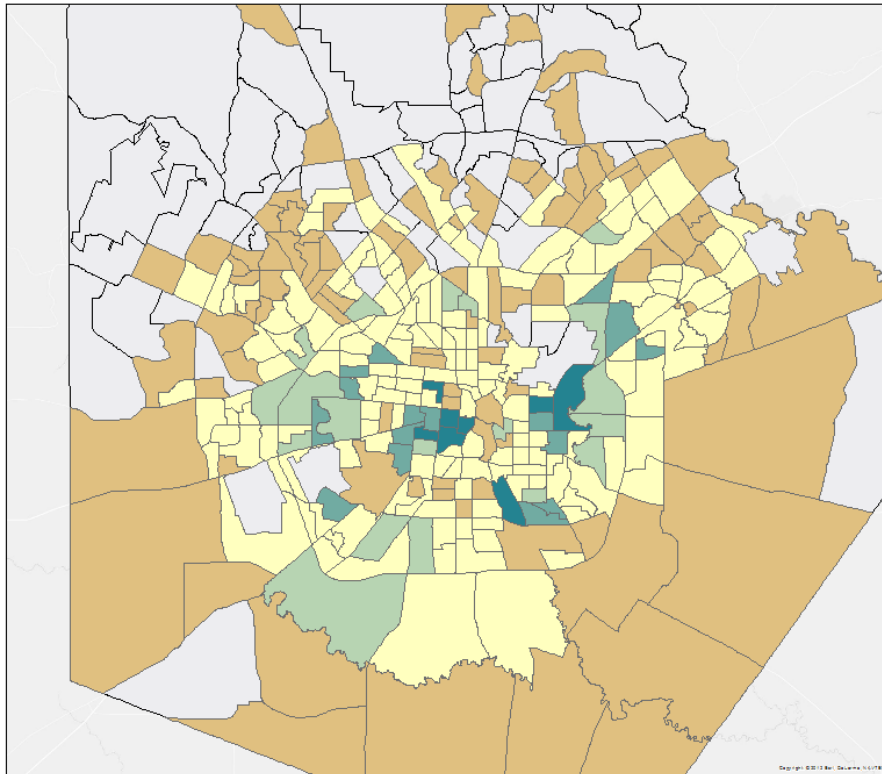
Map 4 | CHILDREN IN LOW POVERTY NEIGHBORHOODS (less than 15% Poverty Rate)



Over 12% (3,361) of SAHA children are living in low poverty neighborhoods
3% (181) of PH children
16% (3,180) of Voucher children

Data source: 2011 American Community Survey 5 year estimates Table S1701 by Census Tract. Low Poverty Neighborhoods are defined as census tracts with less than 15% (estimated) poverty rate. This definition has been taken from the Texas Department of Housing and Community Affairs 2012-2013 Qualified Allocation Plans for Housing Tax Credits (<http://www.tdhca.state.tx.us/multifamily/htc/docs/12-13-QAP-RelatedRulesLaws.pdf>); SAHA voucher utilization as of 12/31/2012; SAHA public housing leased units as of 12/31/2012- SAHA vouchers include local non-section 8 programs and excludes port-outs.

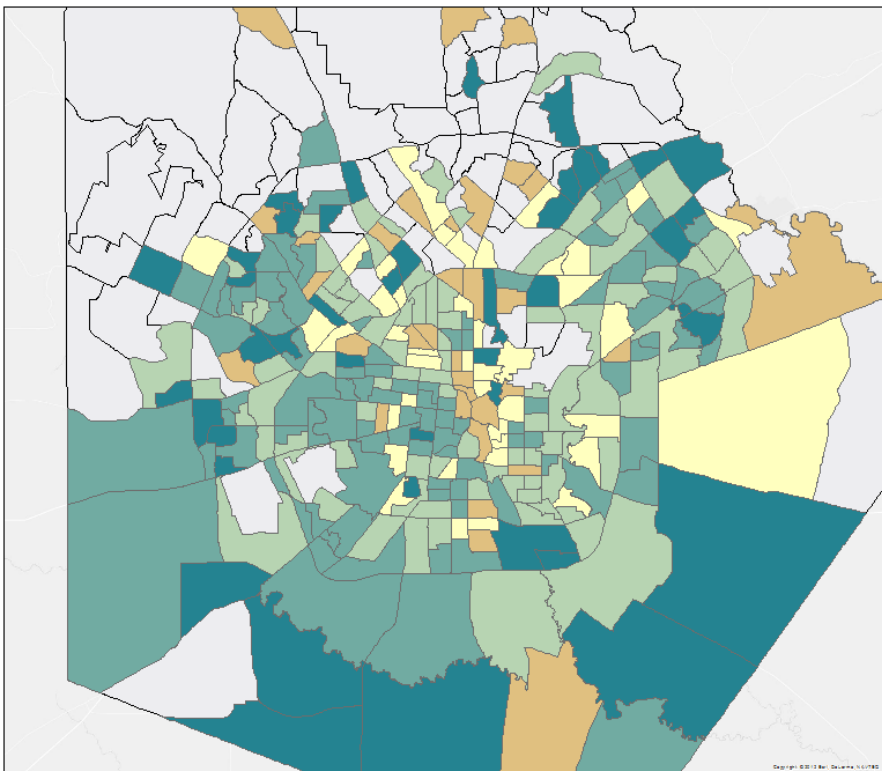
Map 5 & 6 | HOUSEHOLDS HEADED BY NON-ELDERLY & NON-DISABLED HEADS



21% (2,109 out of 9,938) of Non-Elderly & Non-Disabled Heads are located in 8 census tracts on the east and west sides of the city.

NEND TOTAL

- < -0.50 Std. Dev. (0-7)
- 0.50 - 0.50 Std. Dev. (8 to 59)
- 0.50 - 1.5 Std. Dev. (60 to 111)
- 1.5 - 2.5 Std. Dev. (112 to 163)
- > 2.5 Std. Dev. (164 to 397)
- No SAHA Households



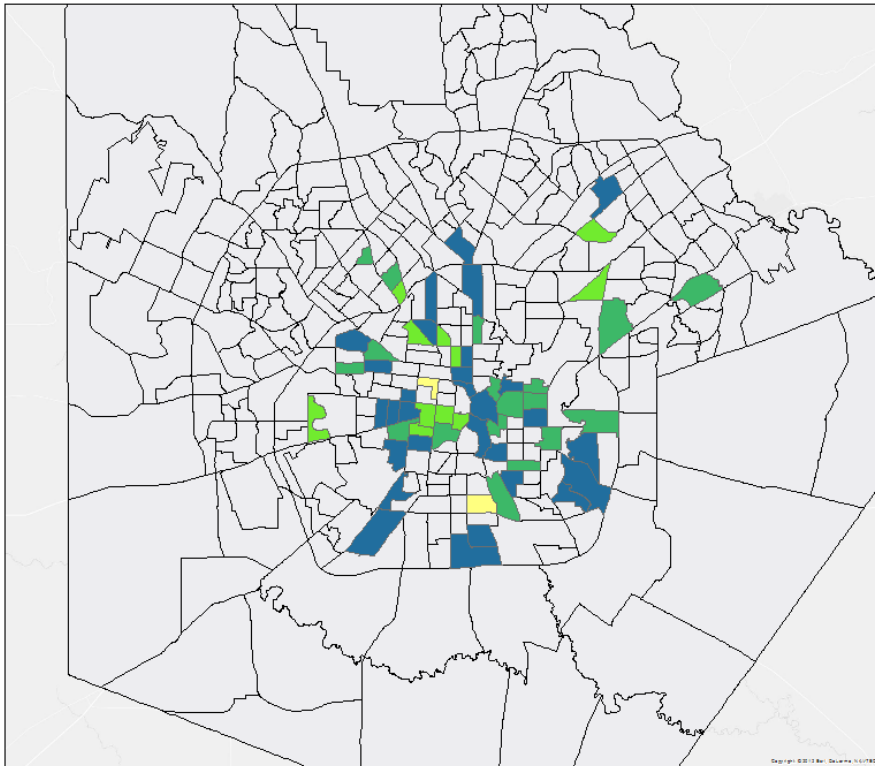
51% (9,938 out of 19,516) of all SAHA households are headed by someone who is non-elderly & non-disabled

NEND TOTAL / SAHA TOTAL

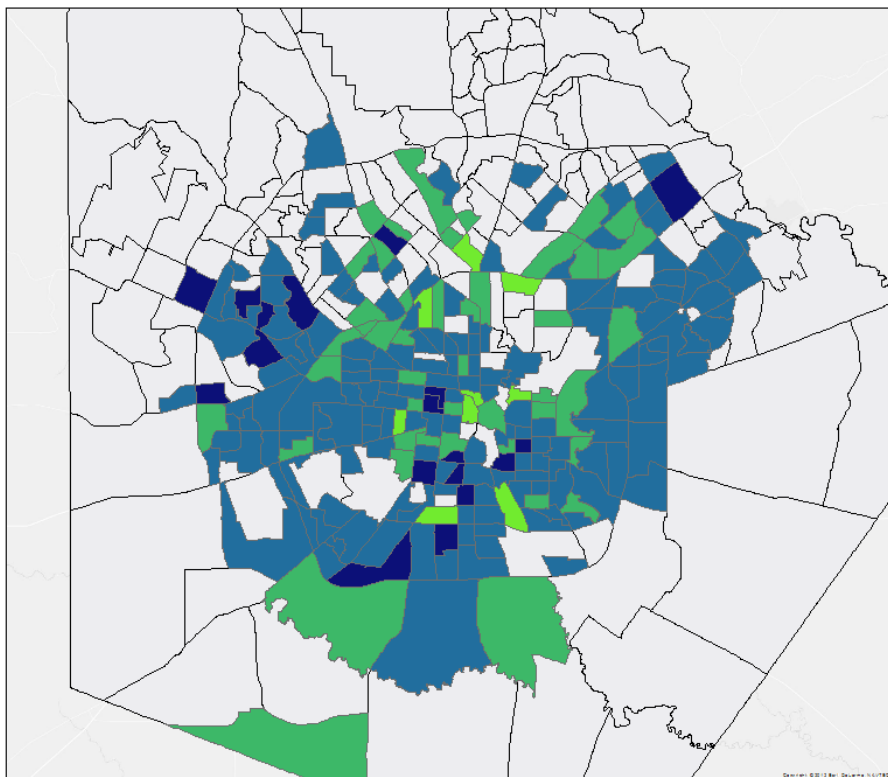
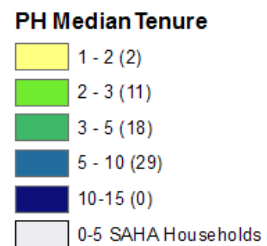
- 0% - 20% (0% to 17%)
- 21% - 40% (17% to 43%)
- 41% - 60% (43% to 70%)
- 61% - 80% (70% to 95%)
- 81% - 100% (95% to 100%)
- No SAHA Households

Data source: SAHA voucher utilization as of 12/31/2012- SAHA vouchers include local non-section 8 programs and excludes port-outs; SAHA public housing leased units as of 12/31/2012. Non-Elderly & Non-Disabled (NEND) is defined by the disability and elderly status of the head of household.

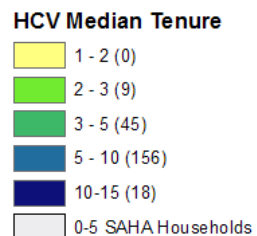
Map 7 & 8 | Voucher & PH MEDIAN TENURE



- Tracts with larger public housing family communities have a shorter tenure than average
- Tracts with smaller public housing elderly and disabled communities have a longer tenure than average



- Longer than average median tenures are clustered in the NW edge of the city
- Shorter than average tenures are clustered north and east of downtown
- Areas to the west and south of downtown are mixed



Data source: SAHA voucher utilization as of 12/31/2012 – SAHA vouchers include local non-section 8 programs and excludes port-outs; SAHA public housing leased units as of 12/31/2012. Tenure is defined as the difference between the date of admission and 12/31/2012 for the Head of Household. For mapping purposes, tracts with less than 5 households are not used in this analysis.

Nearly all households assisted by the San Antonio Housing Authority are extremely low income or very low income (30% and 50% of area median income, respectively). Majority of households are headed by a single female and have children. A large percentage of households have at least one member who has a disability. These characteristics are similar to household characteristics drawn from a national sample¹.

In 2012, SAHA population did not experience any major changes in overall demographics; however, voucher households and participants have had an increase. Annual updates will help identify demographic trends over time.

Mapping household characteristics is a relatively new way of looking at data for SAHA. Geographic characteristics can provide a more in depth perspective on who is assisted through SAHA programs, where they live, and how that location can help understand current conditions and inform future policies.

There is a striking difference between public housing and vouchers when households and children are overlaid with high and low poverty neighborhoods (see maps 1-4). Households in public housing are more than three times as likely to live in a high poverty neighborhood compared to voucher households; and, public housing children are five times as likely than voucher children to live in these areas. Twenty-two percent of SAHA households live in high poverty neighborhoods while less than 11% of SAHA households live in low poverty neighborhoods.

Overall, households in both programs have similar median tenures by census tract, 4.9 years for public housing and 5.5 years for vouchers respectively. By mapping median tenure by census tract, pockets of longer and shorter tenures can be observed. Tracts with larger public housing family communities on the near west side have a shorter tenure than average while tracts with smaller public housing elderly and disabled communities have a longer tenure than average. (see maps 7 & 8).

General demographic reports are produced monthly by the Planning, Policy, and Public Affairs department.

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¹National Low Income Housing Coalition (2012). *Who lives in federally assisted housing? Housing Spotlight, Volume 2, Issue 2.*

