

# Who Owns San Antonio?

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Breakout Session

**Everyone Needs a Home Housing Summit Series**

Feb. 10<sup>th</sup>, 2025

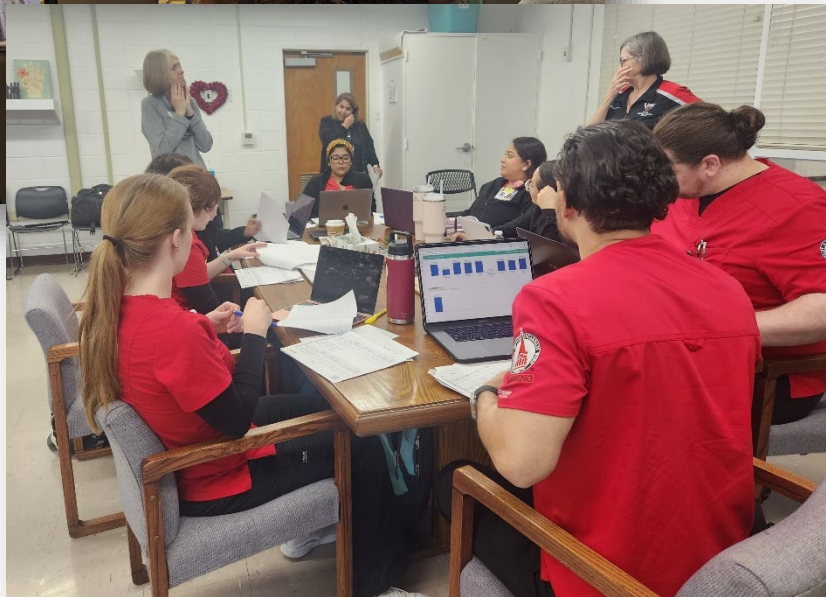
Laura McKieran, DrPH, Executive Director

Jeremy D. Pyne, MPA, Project Manager

Community Information Now



# Community Information Now



- Nonprofit local data intermediary based in San Antonio (Bexar County), Texas
- We democratize data: make it accessible and easy to understand so that it can be used to benefit the community
- Staffed through partnership with the UTHealth Houston School of Public Health in San Antonio
- San Antonio partner in the National Neighborhood Indicators Partnership
- CINow.info



# Background and goals

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# Key definitions

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- **Housing unit:** per Census Bureau, “a house, an apartment, a group of rooms, or a single room intended for occupancy as separate living quarters”
- **Residential property:** includes single-family homes, multi-family properties, mobile homes, and vacant lots zoned residential only in Bexar County
  - In this analysis we’re initially focused on residential *properties*, not housing units
  - A single residential property could have 300+ housing units or none (vacant lot)
  - We’re only looking at residential properties within Bexar County
- **Investor-owned:** owned by other than occupant; may be a person or a company
  - An “investor” might own 15 properties at great profit or just one at break-even or loss
- **Absentee investor-owned:** owned by an investor (individual or company) living outside the county

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# Why did we set out to do this work?

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- NBC analysis of ATTOM data indicates that the percent of San Antonio homes sold to buyers not intending to use the home as their primary residence peaked at 39% in December 2020 and still stood at 33% in December 2022
  - This group of buyers includes both local and absentee investors and those purchasing a second or vacation home
- Investor (including absentee investor) ownership of non-owner-occupied residential property is one of many factors that together have dramatically tightened the housing market in Bexar County
  - Median home sales price more than doubled from \$145,000 in 2011 to \$295,000 in 2023
- That we know of, no local analysis of investor (including absentee investor) residential property ownership has been performed in the past two decades (ever?)
  - Without data it is unclear what proportion of the county-wide problem is with local versus absentee owners for different property types and sizes, so policy and system solutions cannot be designed to fit various versions of the problem
  - Data would also inform prevention of resident displacement as properties near amenities – particularly new ones – are lost from local ownership to absentee ownership

# What are we trying to learn? (2024-25)

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- **What proportion of each of several types of residential property (single-family, manufactured, smaller and larger multi-family, and residential-zoned vacant lots) are held by investor owners?**
  - How does that picture change if we look at units rather than whole properties?
- **What are investors' characteristics?**
  - Where do they live? (Bexar County, adjacent county, elsewhere in Texas, in another state or country)
  - Are they an institution (company) or an individual person?
  - Do they own a small, medium, or large number of properties in Bexar County?
- **Where in the county do we find investor-owned properties?**
  - Are investor-owned properties clustered in recognizable patterns by neighborhood or around certain thoroughfares, or amenities?
  - What number and proportion of investor-owned properties (by type) are near the Green/Silver line routes and other current or future amenities (e.g., new Missions stadium)?
  - Are investor-owned homes distributed inequitably in terms of area race/ethnicity and income?
- **Does there appear to be an association between investor ownership and area health and safety issues (e.g., free-roaming dogs and bites, nuisance properties, excessive noise, calls about criminal activity)?**

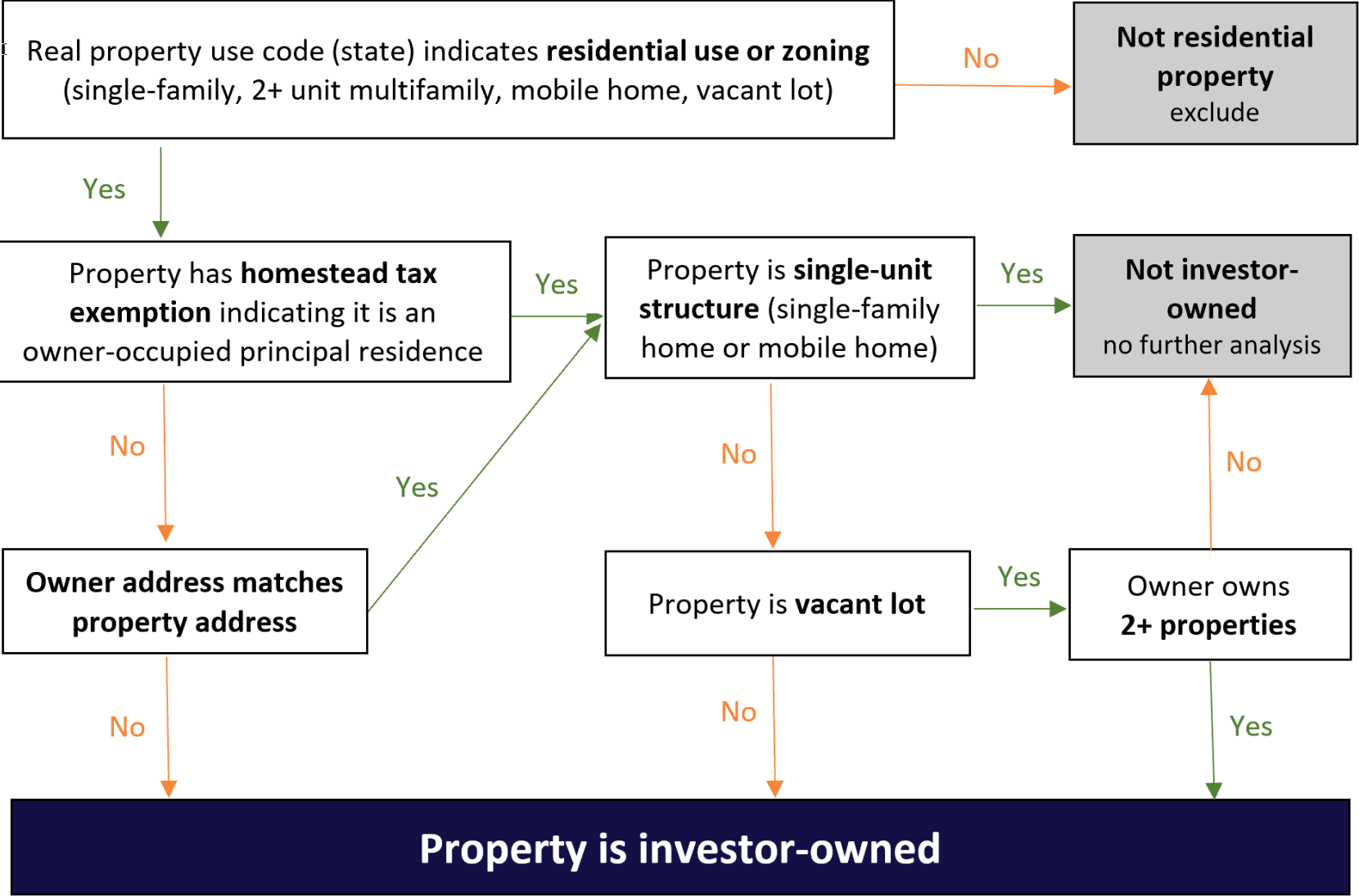
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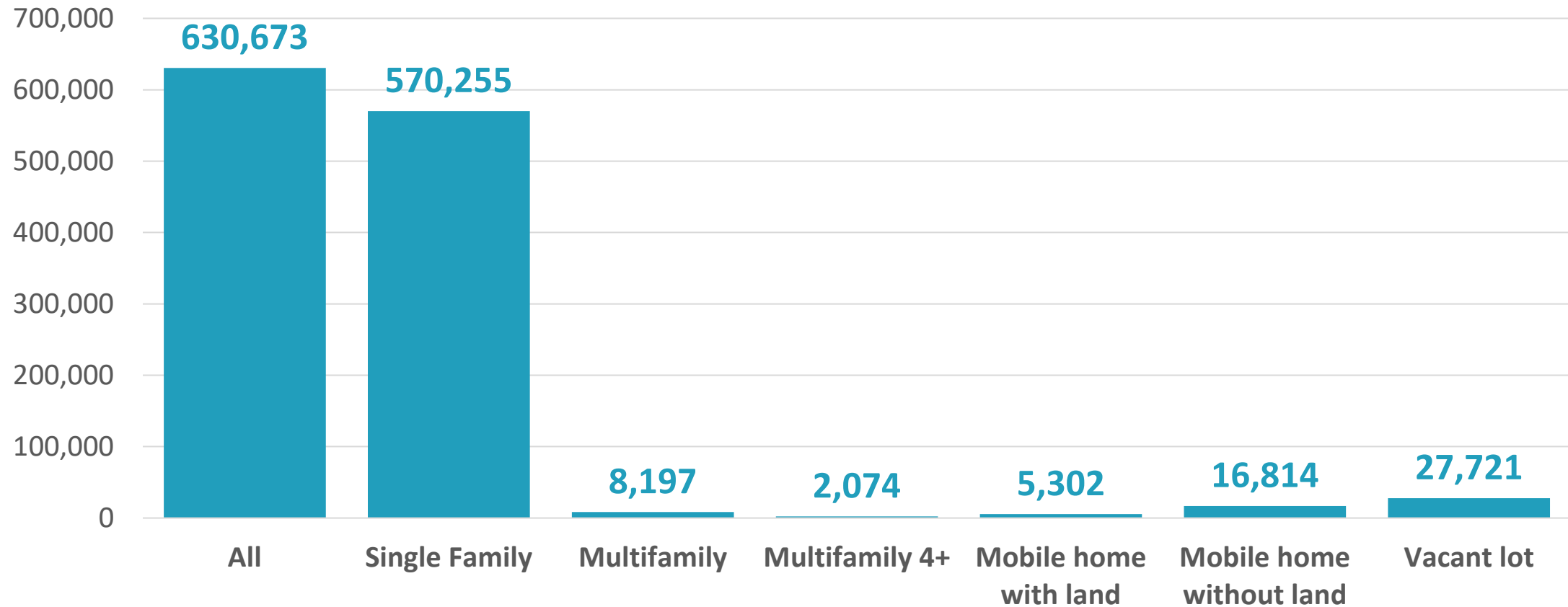
# How do we classify properties as investor-owned?



# Early results

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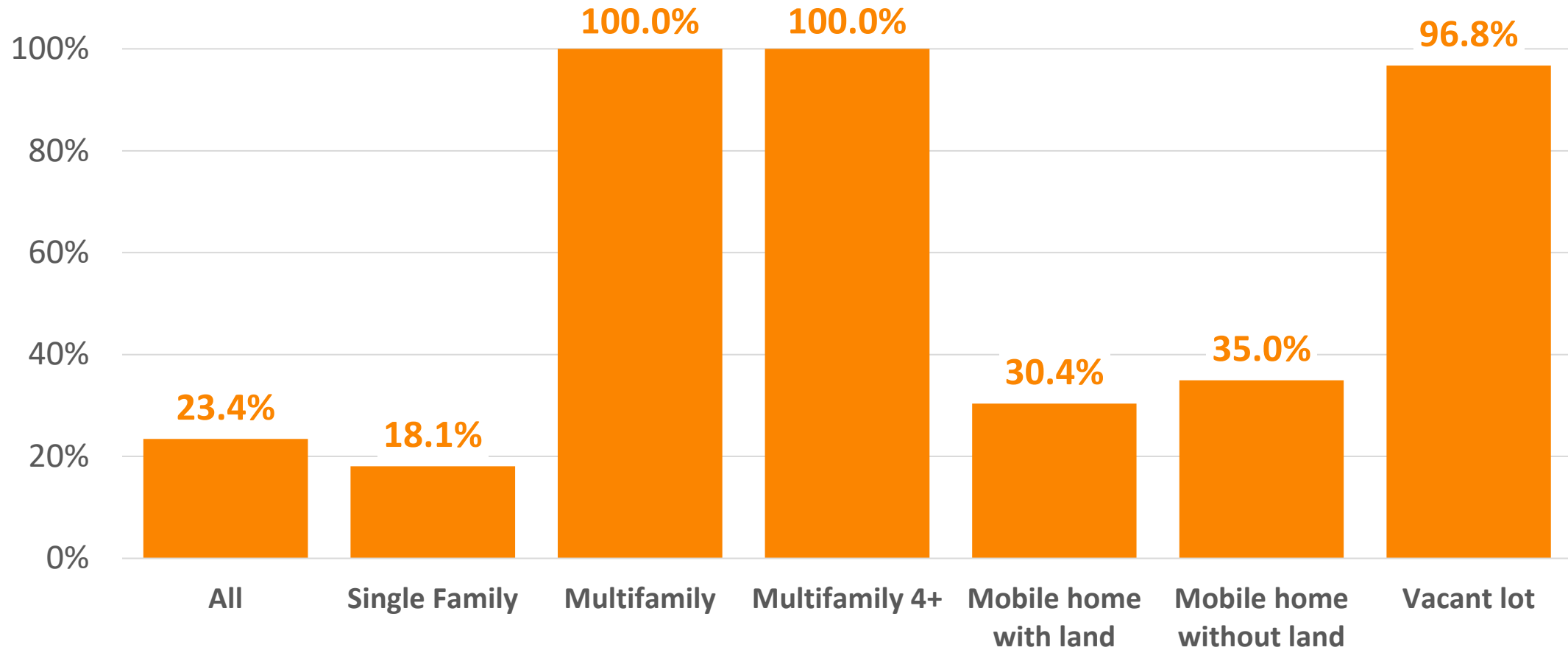
# Number of Bexar Co. residential properties by type



Source: CINow analysis of Bexar County Appraisal District dataset, 2024

*This project was supported by a subgrant from the Urban Institute as part of the NNIP Emerging Opportunities Fund. The inaugural round of the Fund is supported by the Robert Wood Johnson Foundation. The views here do not necessarily reflect those of the Foundation or the Urban Institute.*

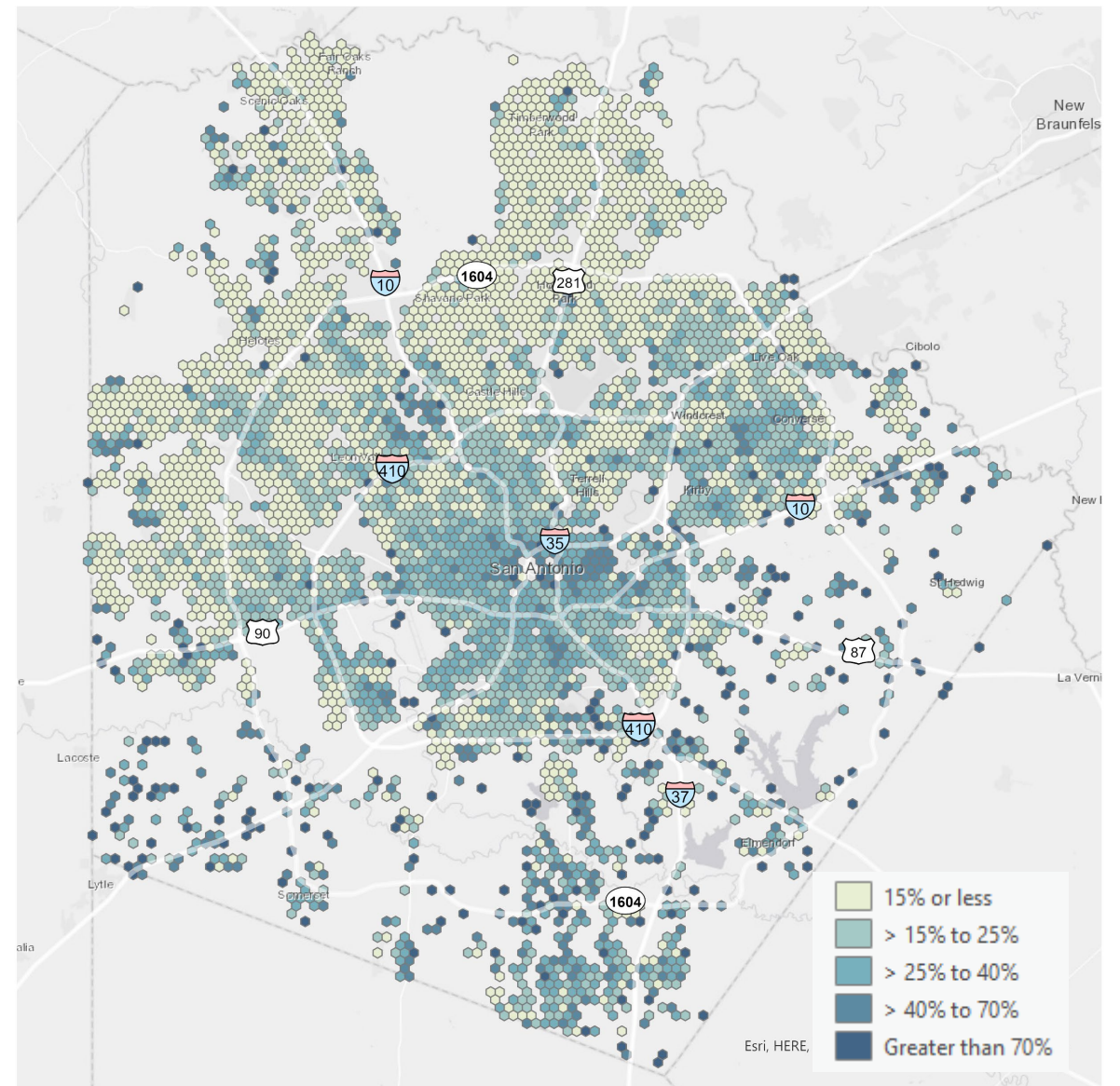
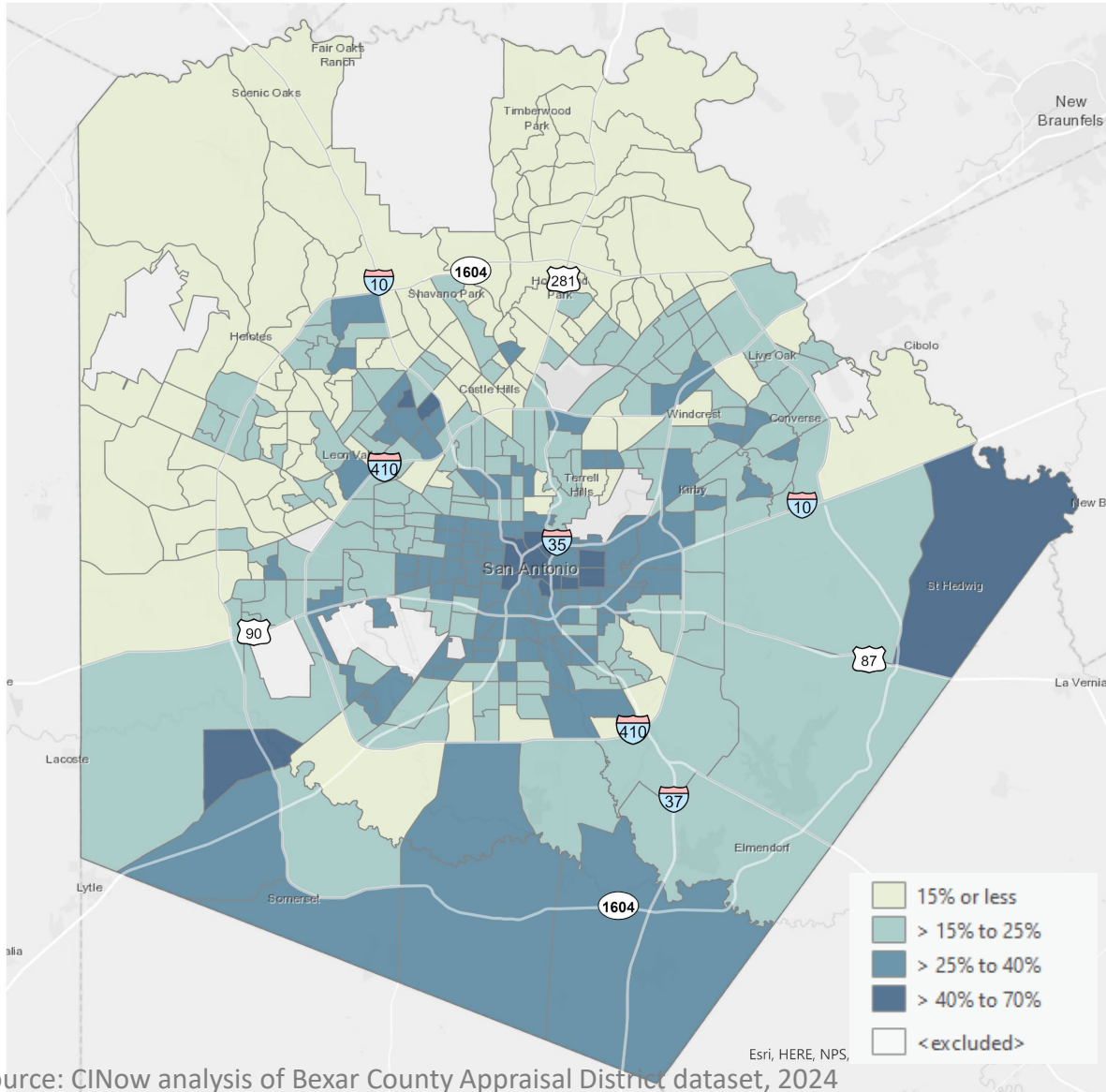
# Percent of each property type that is investor-owned



Source: CINow analysis of Bexar County Appraisal District dataset, 2024

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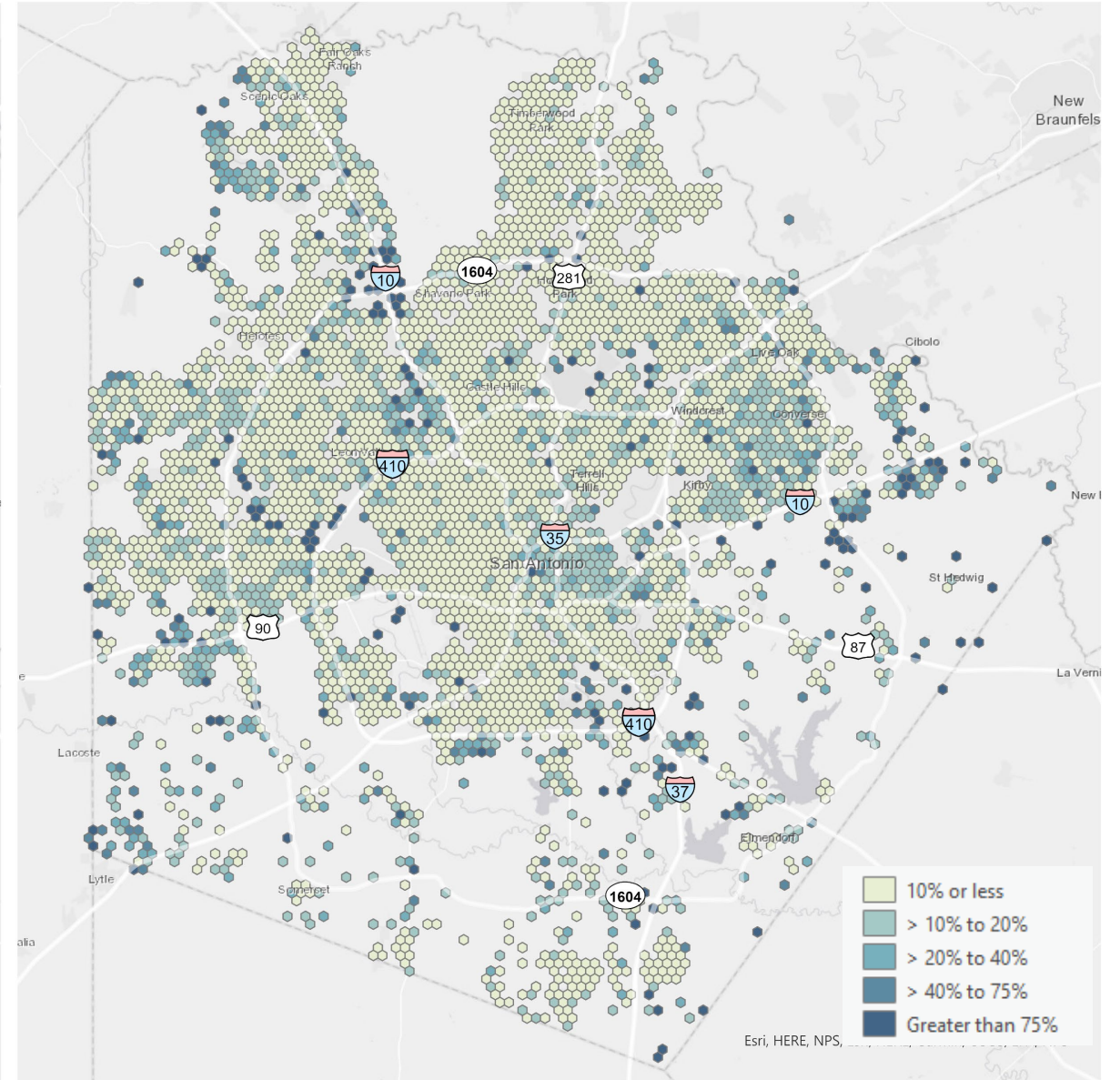
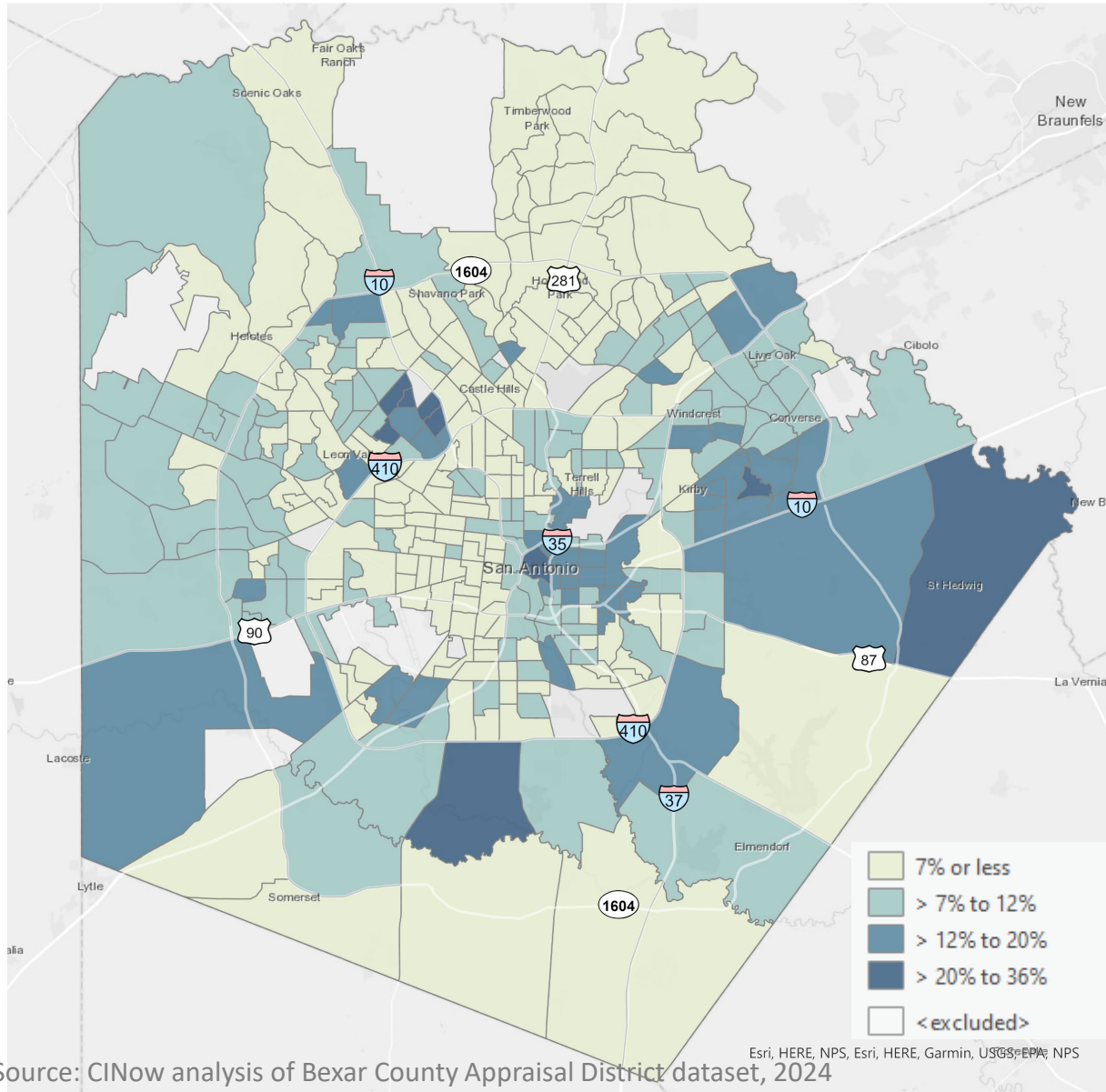
# Percent of single-family homes that are investor-owned



Source: CInow analysis of Bexar County Appraisal District dataset, 2024

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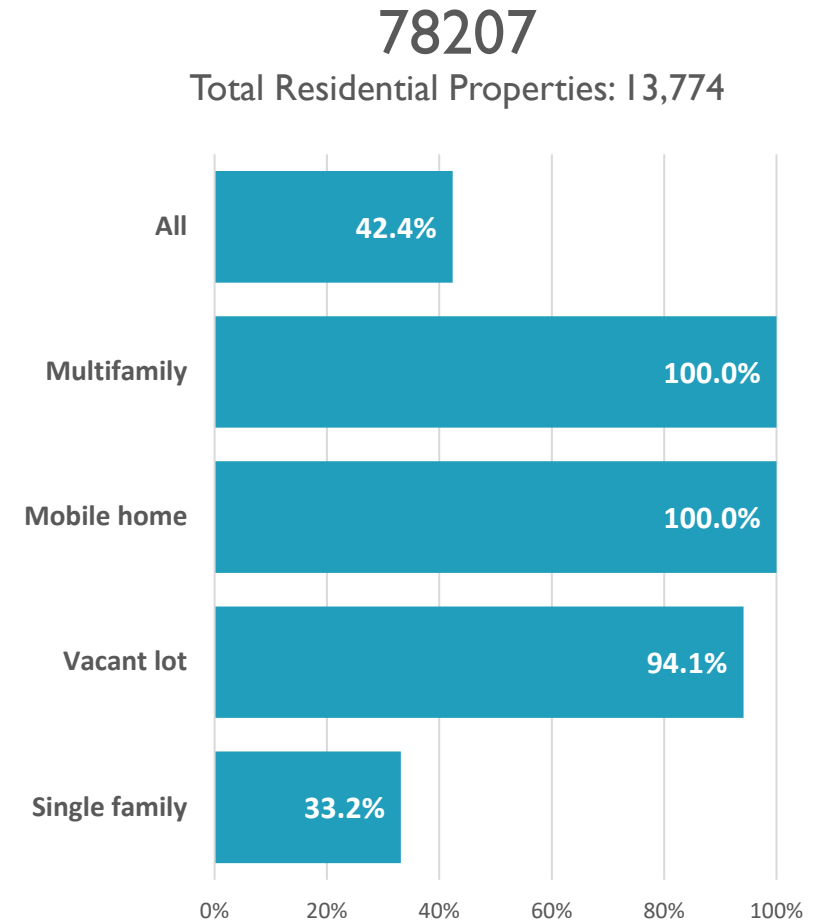
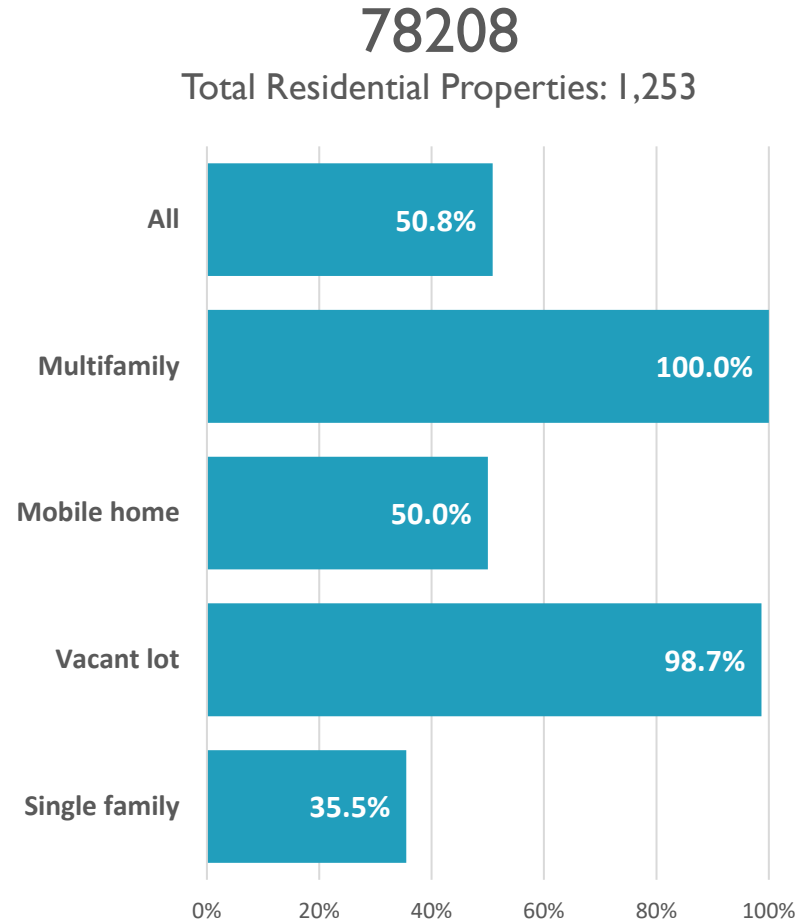
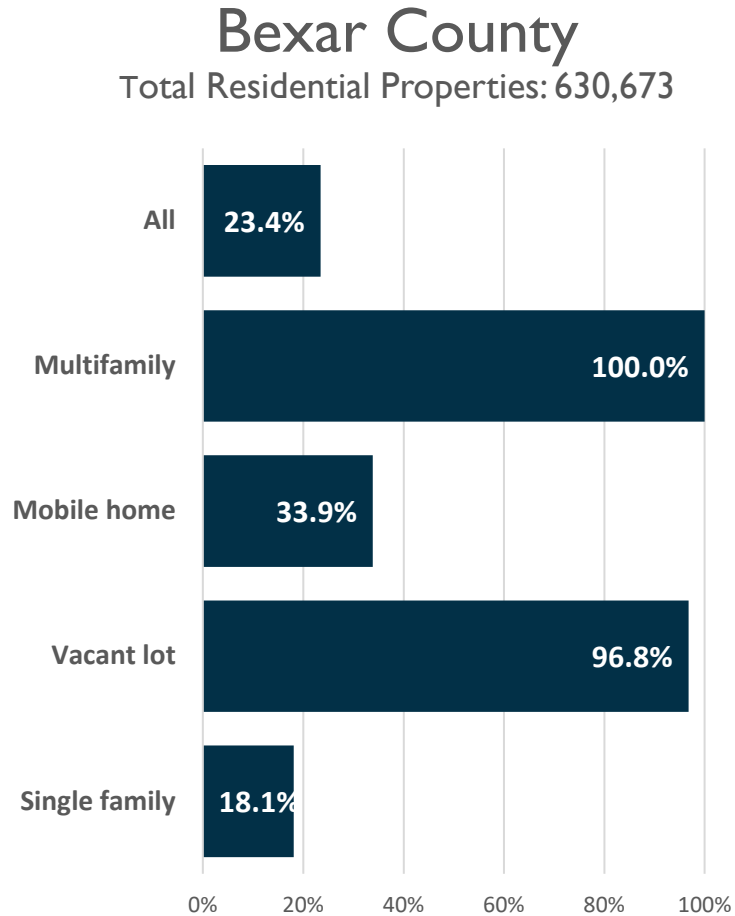
# Percent of residential properties (all types) that are absentee investor-owned



Source: CINow analysis of Bexar County Appraisal District dataset, 2024

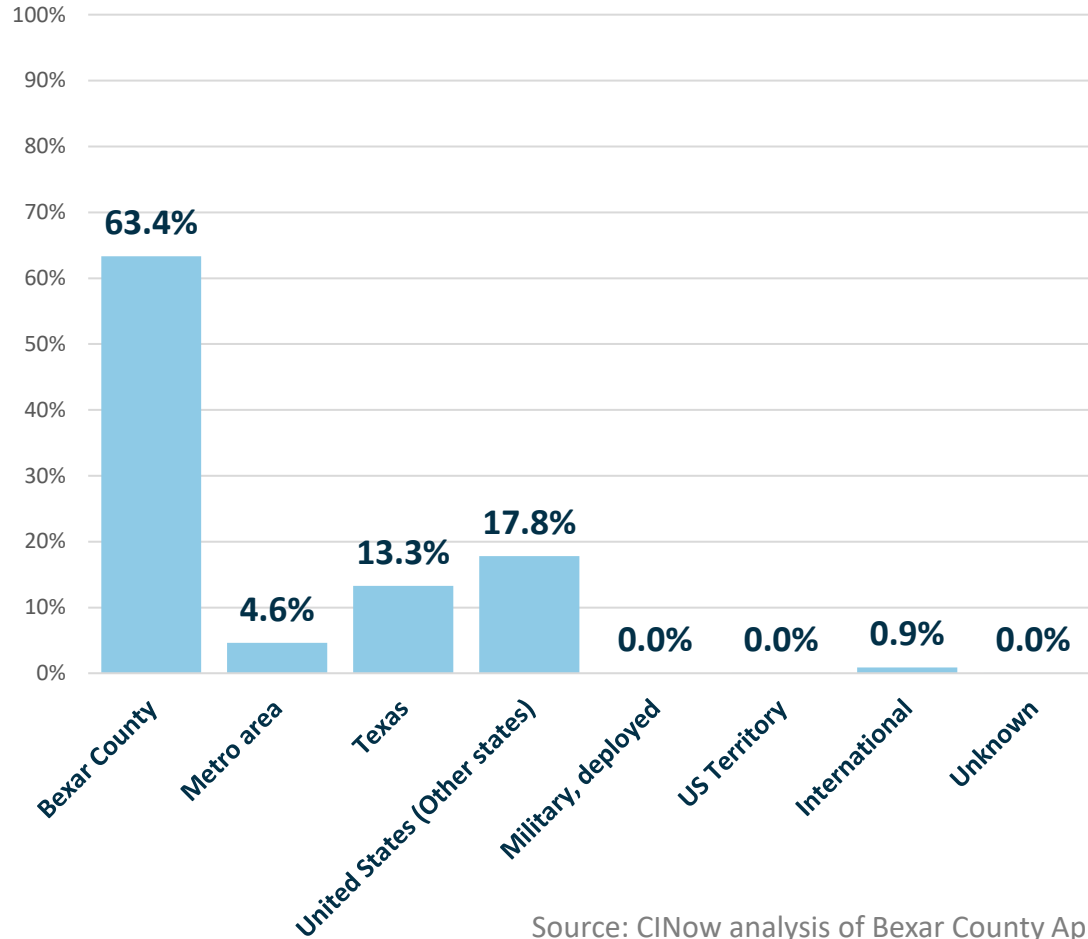
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# Percent of residential properties that are investor-owned

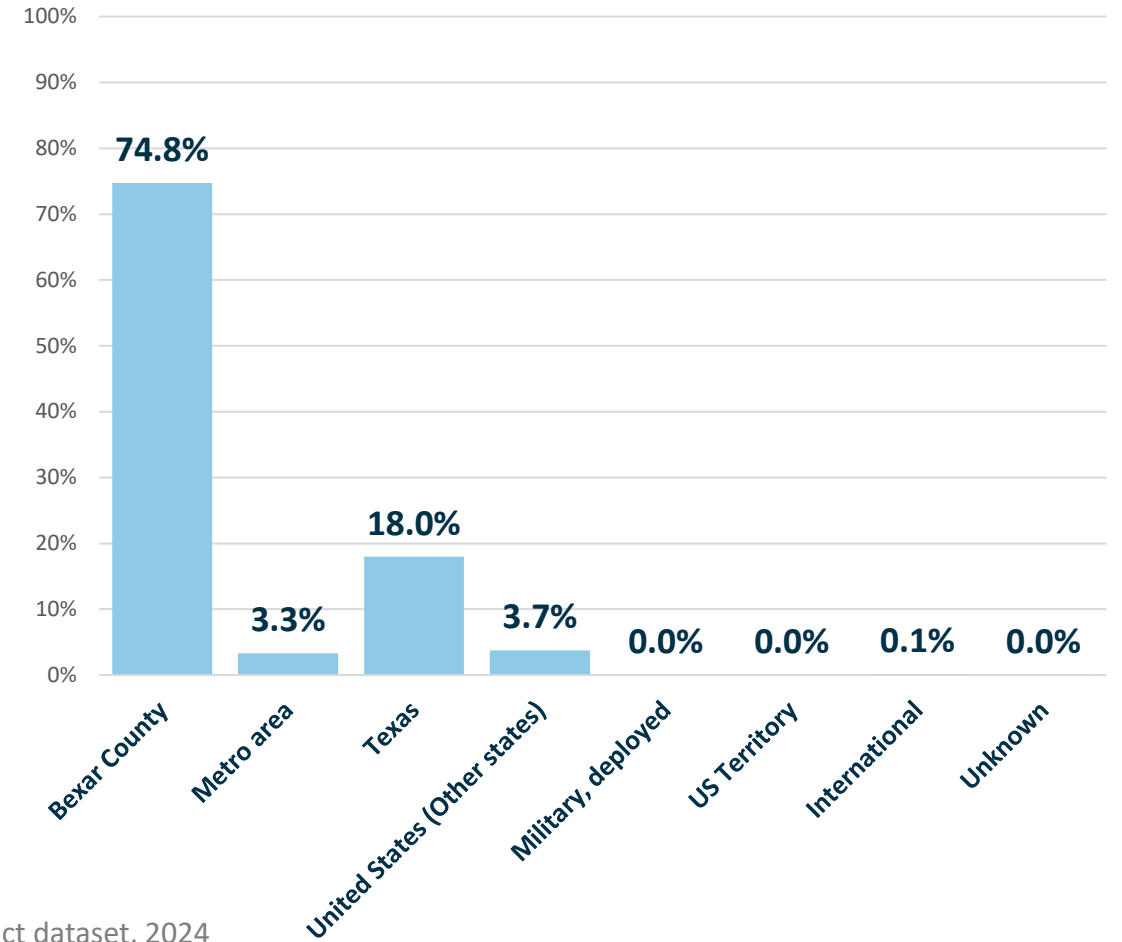


# Investor-owned residential properties by owner location

## Single family homes



## Vacant lots zoned residential



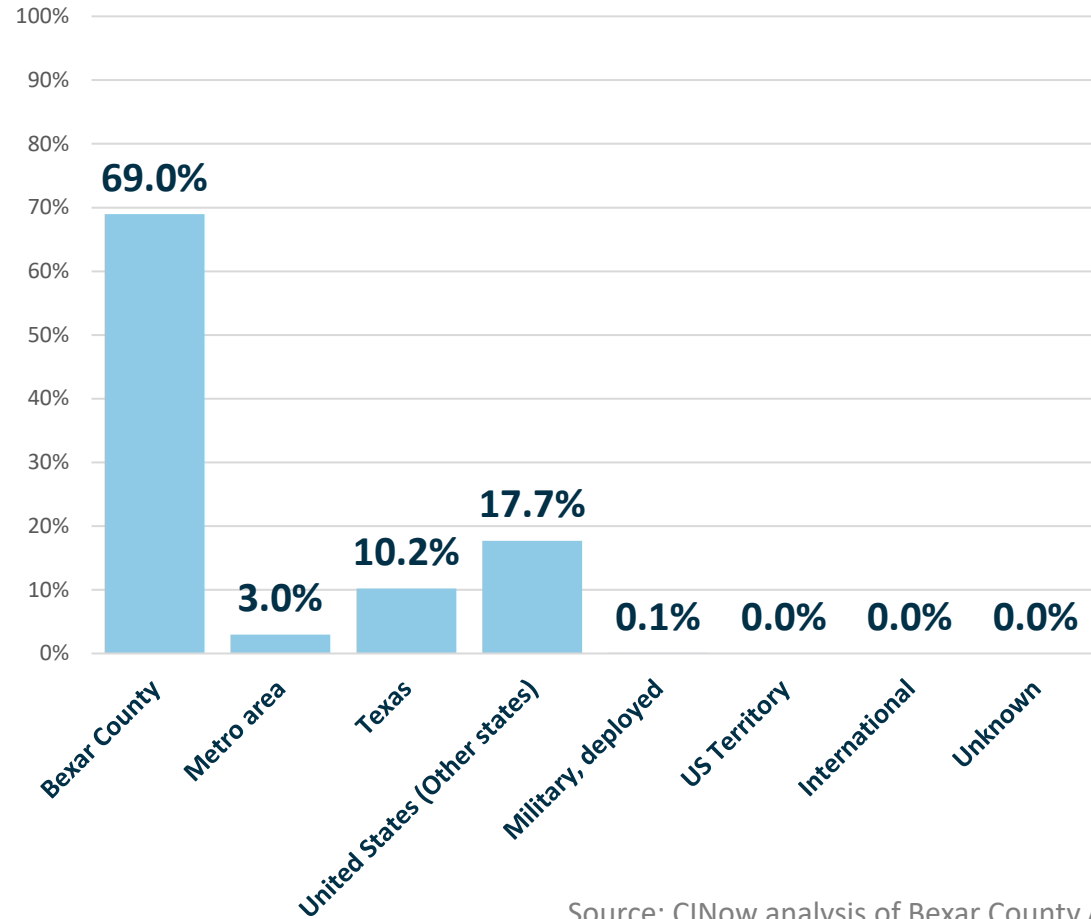
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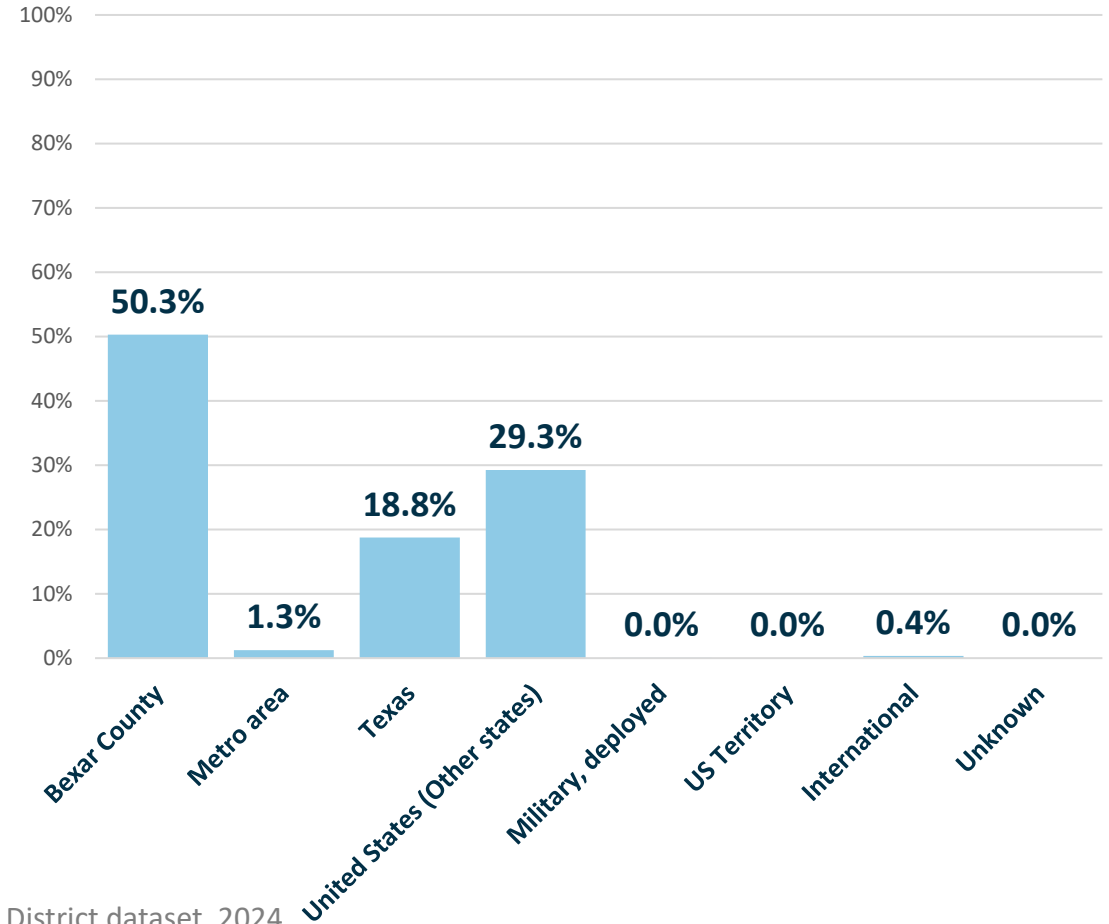


# Investor-owned residential properties by owner location

## Multifamily properties



## Multifamily 4+ units properties

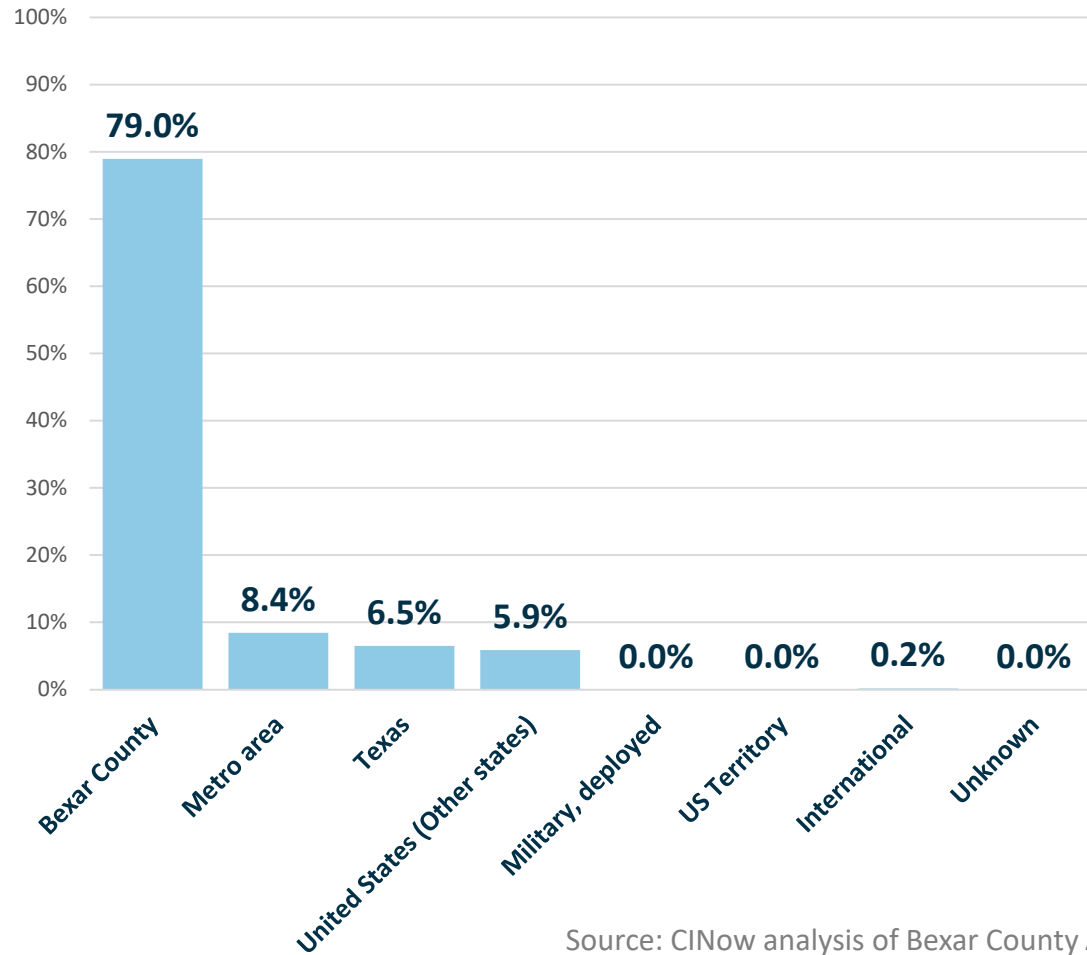


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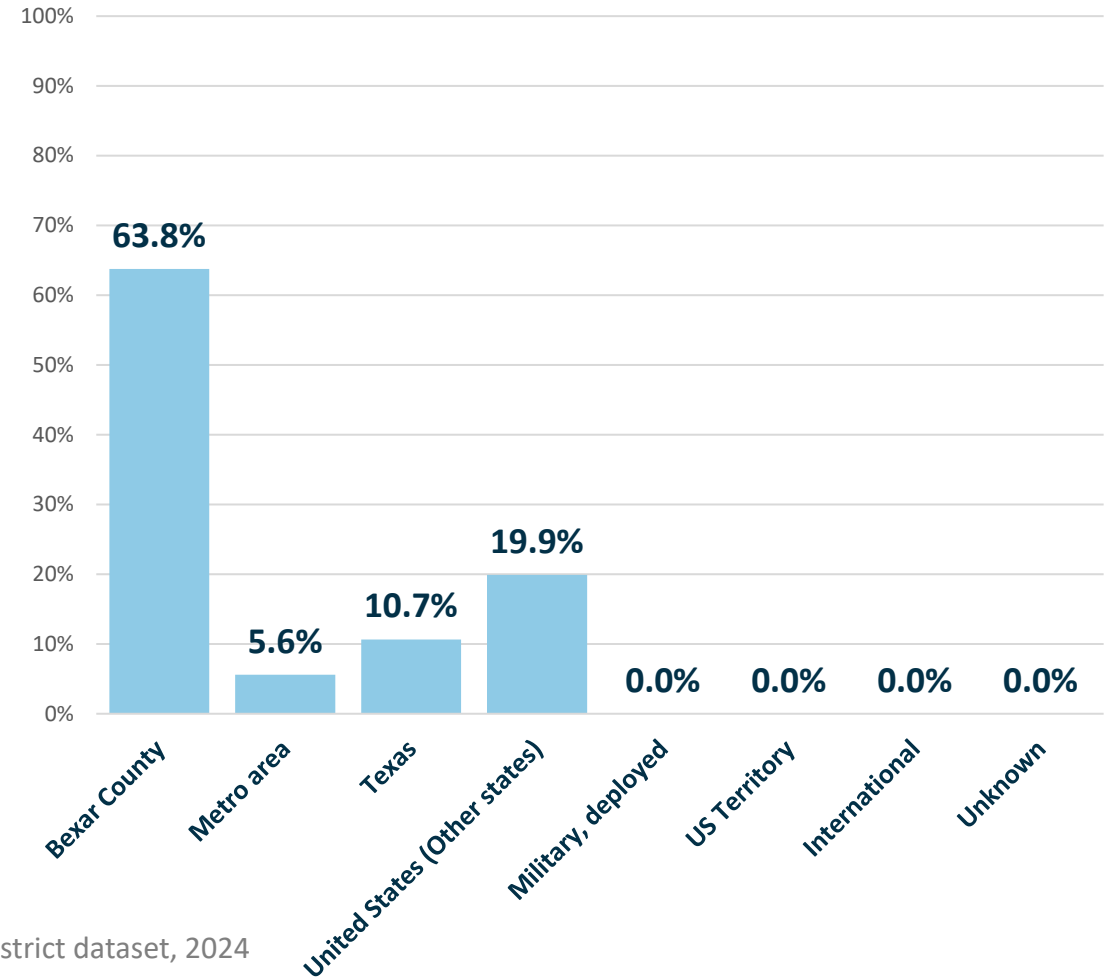
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# Investor-owned residential properties by owner location

## Mobile homes with land



## Mobile homes without land



Source: CINow analysis of Bexar County Appraisal District dataset, 2024

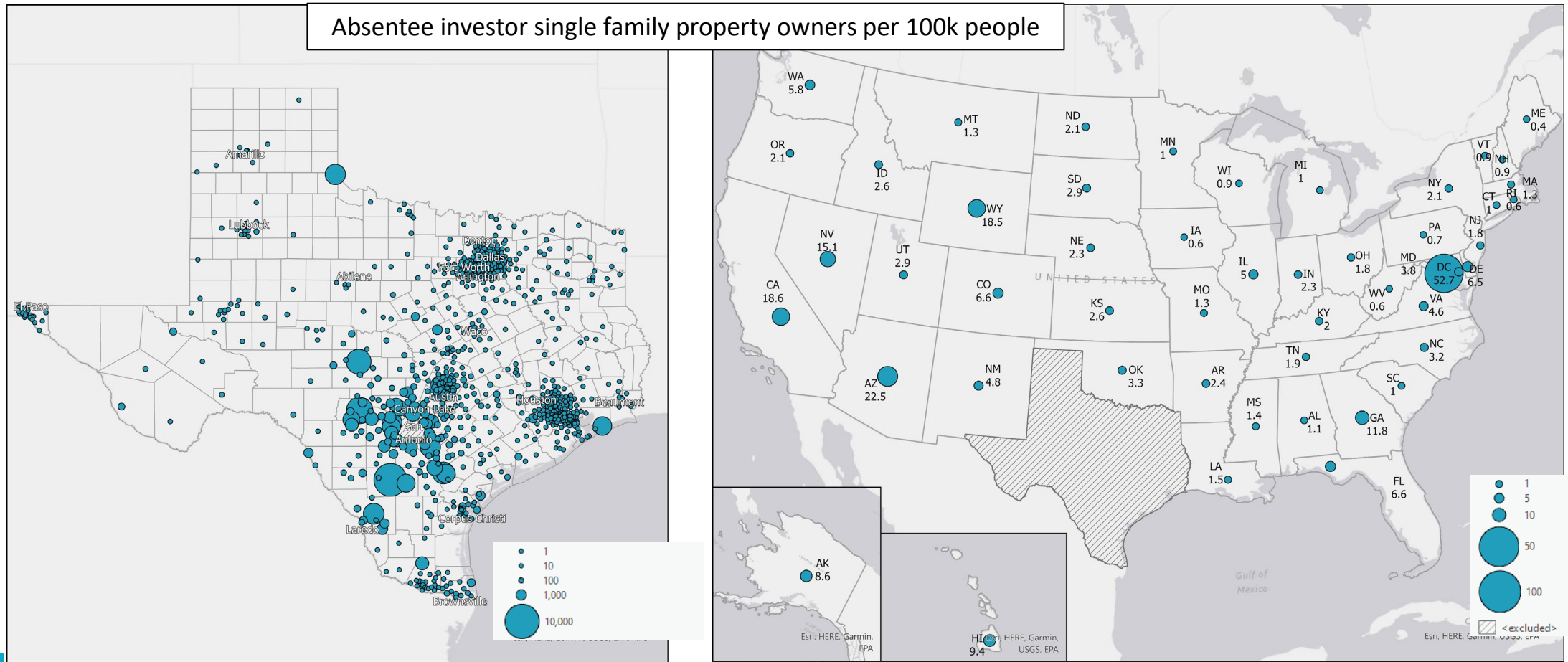
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# Where absentee investor-owners of single-family homes live

These maps focus only on *single-family homes* – no other residential property types.

~63% of investor owners of single-family homes live here in Bexar County.

Absentee investor owners are the ~37% of total investor owners who live outside Bexar County.



# Questions?

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# A focus on policy

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Leilah Powell, Executive Director

LISC San Antonio

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**How can we help?**

Questions?

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