

Existing ADUs: A Remedy to Our Housing Ills?

January 30, 2024

LSC
SAN ANTONIO

Existing ADUs: A Remedy to Our Housing Ills?

Presenters will share updates on LISC San Antonio's ADU Pilot Program and discuss relevant connections to City priorities.

- Introduction & Background
- House of Neighborly Service Presentation
- Madonna Center Presentation
- City of San Antonio Response
- Q&A

House of Neighborly Service



Sandra Morales, Executive Director

Sandra has served as Executive Director since 2015. As a San Antonio native, Sandra has spent her professional career working with at-risk, Hispanic populations. Before joining HNS, she spent ten years Leading Edgewood ISD's volunteer program. Sandra began working at HNS in 2009 as a Parent Educator, and she has played a vital role in improving the organization's operations, growing revenue, and expanding services to more individuals and families. Sandra holds a Bachelor's Degree in Organizational Leadership from Our Lady of The Lake University.

Jillian Barrios, Community Health Worker

Jillian M. Barrios began working at House of Neighborly Service in 2022. Jillian works as a Community Health Worker/Administrative Assistant and loves to help in all departments, and in any way, that she can. During her time at HNS, she has had the pleasure of serving children, seniors, and mothers of the Westside of San Antonio.

Madonna Center, Inc.



Roger Caballero, Executive Director

Roger is a non-profit executive with over 35 years' experience, driven by a passion to serve those most in need. During his 10-year tenure at the Madonna Center, he has overseen operational improvements, increased staff and clients served, and expanded the programs and services offered. Roger is a graduate of St. Mary's University and served on the Edgewood ISD Board of Trustees for six years.

Ruben Herrera, Outreach Coordinator

Ruben has served as Madonna Center's Outreach Coordinator for nearly two years. He is a lifetime resident of San Antonio's Westside and is a graduate of Lanier High School and of Our Lady of the Lake University. It brings Ruben great pleasure to live in, work in, and serve the community of the Westside.

Siomara Salazar, Director of Social Services

Siomara serves as the Director of Social Services at Madonna Center Inc. She is dedicated to ensuring the success of Madonna's programs and constantly strives to identify fresh and creative approaches to enhance their support to families and the community. Siomara strongly believes in fostering and contributing to the betterment of our community.

City of San Antonio



Mark Carmona, Chief Housing Officer

As Chief Housing Officer for the City of San Antonio, a new position that oversees the implementation of the city's plans to address affordable housing and homelessness. Under his leadership, the city will deploy a more coordinated approach to housing affordability, addressing homelessness and long-term housing solutions.

Krystin Ramirez-Ponce, Redevelopment Officer

Krystin Ramirez-Ponce is a Redevelopment Officer with the City of San Antonio's Neighborhood & Housing Services Department. She leads the City's ADU initiative and works on higher-profile developments, agreements, and special projects. She has over eleven years of experience as an urban planner, and she received her B.A. in Geography from the University of Texas at Austin and her M.S. in Urban and Regional Planning from the University of Texas at San Antonio.

LISC SAN ANTONIO

MISSION

Work in community to build wealth,
health and power

STRATEGY

Expand local partners' capacity
Advocate for & lead systems change

VALUES

People are at the center of our work
We move at the speed of trust

VISION

A community in which residents are
empowered to achieve their aspirations

Single Family Accessory Dwelling Unit (ADU) Pilot Program

LISC San Antonio partnered with trusted local nonprofits to:

1. **Gather data on the number and condition of ADUs in an area,**
2. **Assess ADUs' potential for affordable housing and homeownership stabilization,**
3. **Support renovation of up to four existing units to bring them up to code, and**
4. **Build non-profit capacity**

Phase 1: Survey

- No reliable existing data on ADUs
- Place-based nonprofits with strong community trust relationships able to gather data on prevalence, condition, and use of existing ADUs
- Understand perceived and actual barriers/concerns for homeowners to improve or use ADUs
- Understand needs of low-income homeowners and disadvantaged neighborhoods to guide policy development

Funded by HUD Section 4

Phase 2: Rehab

- Renovate existing ADUs to provide a source of safe, accessible, affordable housing
- Nonprofits work closely with homeowners to ensure understanding of the benefits and costs of participation
- Build nonprofits' capacity to participate in rehab activities
- Develop local contractor capacity to work on ADUs
- Track outcomes after rehab

Funded by USAA and Wells Fargo

ADU Survey Summary: Who took the survey?

39 Homeowners with ADUs surveyed

- 69% English, 31% Spanish
- 92% had owned their home for at least 10 years, majority 20+ years
- 87% of respondents owned their home without a mortgage
- 54% had homeowners' insurance while 46% did not

Property Tax Considerations

- 8% of homeowners were concerned they wouldn't be able to pay property taxes
- 56% were interested in making improvements to their ADUs in general
- 46% were still interested in improvements if they would raise property taxes

ADU Survey Summary: Who lives in these ADUs?

Almost one-third of respondents reported that the ADU had never been lived in.

Of those who currently or previously had an ADU resident (27 homeowners):

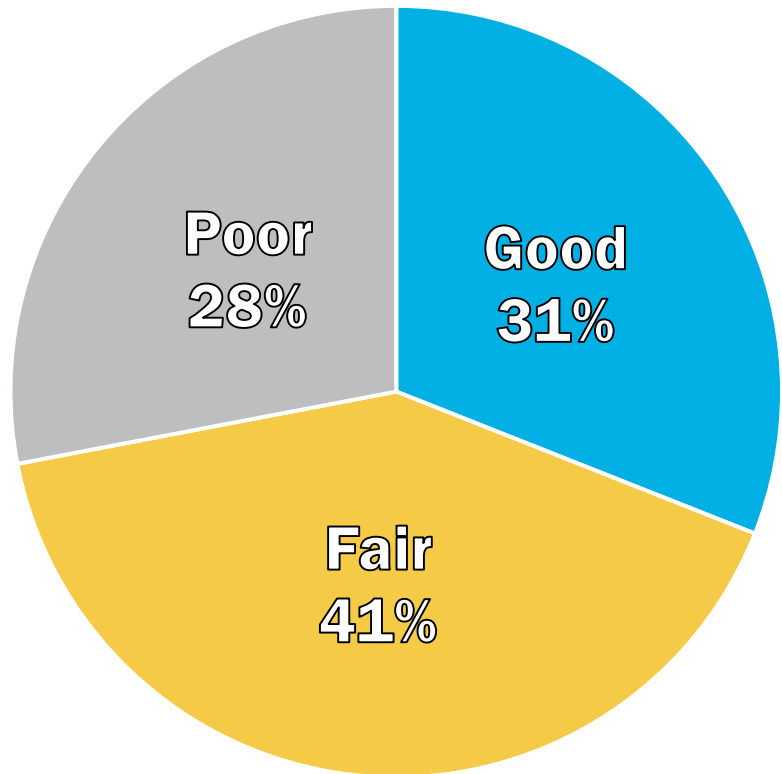
- About half were temporary stays, half for over a year
- About half paid rent
- Only two (7%) had a lease with the resident
- 63% of ADU residents were related to the homeowner (includes three homeowners who lived in the ADU)
- No ADU residents were under 18, 28% were over 65 (including two of the homeowners living in the ADUs)

Relatives Listed:

- Son (5)
- Son & Spouse (3)
- Grandson (2)
- Nephew (2)
- Children (1)
- Self (3)

ADU Survey Summary: What condition were the ADUs in?

Overall Unit Condition



- 74% with working plumbing
- 79% had a working bathroom or kitchen
- 46% had some kind of repair in the last 10 years (38 total repairs on 18 units)

Most common repairs were:

- Siding and/or painting (72%)
- A/C or heating unit (44%)
- Plumbing and Roofing (28% each)

Homeowner estimates of maintenance costs

- Ranged from \$300 to \$35,000
- Average \$6,500
- Median \$1,500

ADU Survey Summary: Other comments from respondents

Owners wouldn't be interested in renting the unit because:

- It is being used for storage
- Too much trouble
- The last occupant took off and never paid rent

Comments on uses of the ADU:

- Grandson in college is living there
- Friends from Mexico stay there
- Homeowner has three casitas, each of his children live in one
- A friend stayed there
- Used as a bingo hall for friends

Concerns & Barriers

- Owner does not want/cannot afford increased taxes or is behind on taxes
- Resident in the process of transferring title to her name after spouse passed
- Owner is afraid the City will take the property away
- Owner is very upset with the City and the tax office and wants nothing to do with them
- Owner doesn't want the responsibility of having people live in the back house
- Owner is afraid of having people live in the back house because she is single

HOUSE OF NEIGHBORLY SERVICE

ADU Project



UPGRADES/REPAIRS

Restroom

- * replace window (it would leak when it rained)
- * replace toilet with an ADA height one
- * new base boards were they were missing

Kitchen

- * remove island so client has room to maneuver around that area
- * repair holes in wall
- * level floor
- * install laminate flooring

Bedroom

- * replace window

Interior

- * Install 2 mini-splits (A/C-Heating) in kitchen and living room
- * Insulate attic

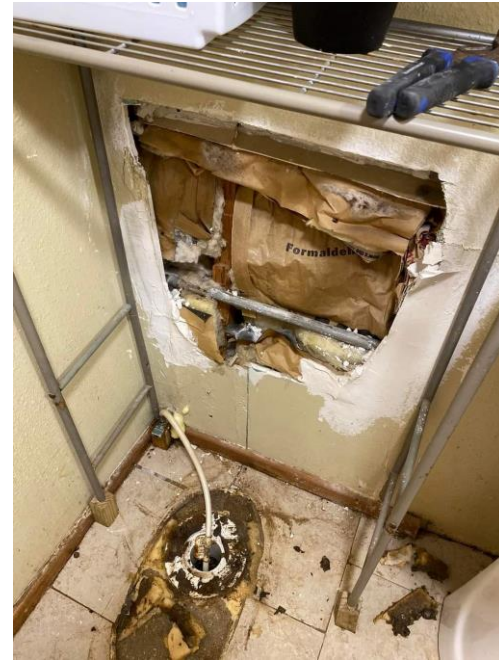
Exterior

- * remove and install siding where it was rotten
- * remove and install shiplap siding where it was rotten
- * repair front porch roof
- * remove and replace rotten trim
- * power wash
- * caulk and paint



HOUSE OF NEIGHBORLY SERVICE

ADU Project



Before



After

HOUSE OF NEIGHBORLY SERVICE

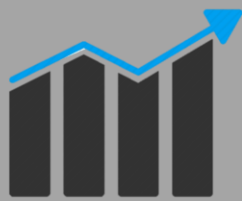
ADU Project



Before

After





Since 1939

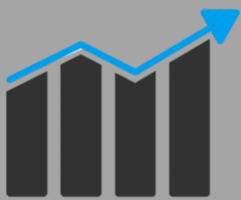
Madonna

CENTER, INC.

Madonna Center, Inc.

Due Diligence

- **32 Home Owners Surveyed**
- **2 ADUs Identified**
 - **1 project currently in the works**
 - **1 project pending**

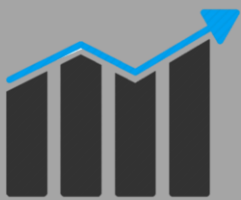


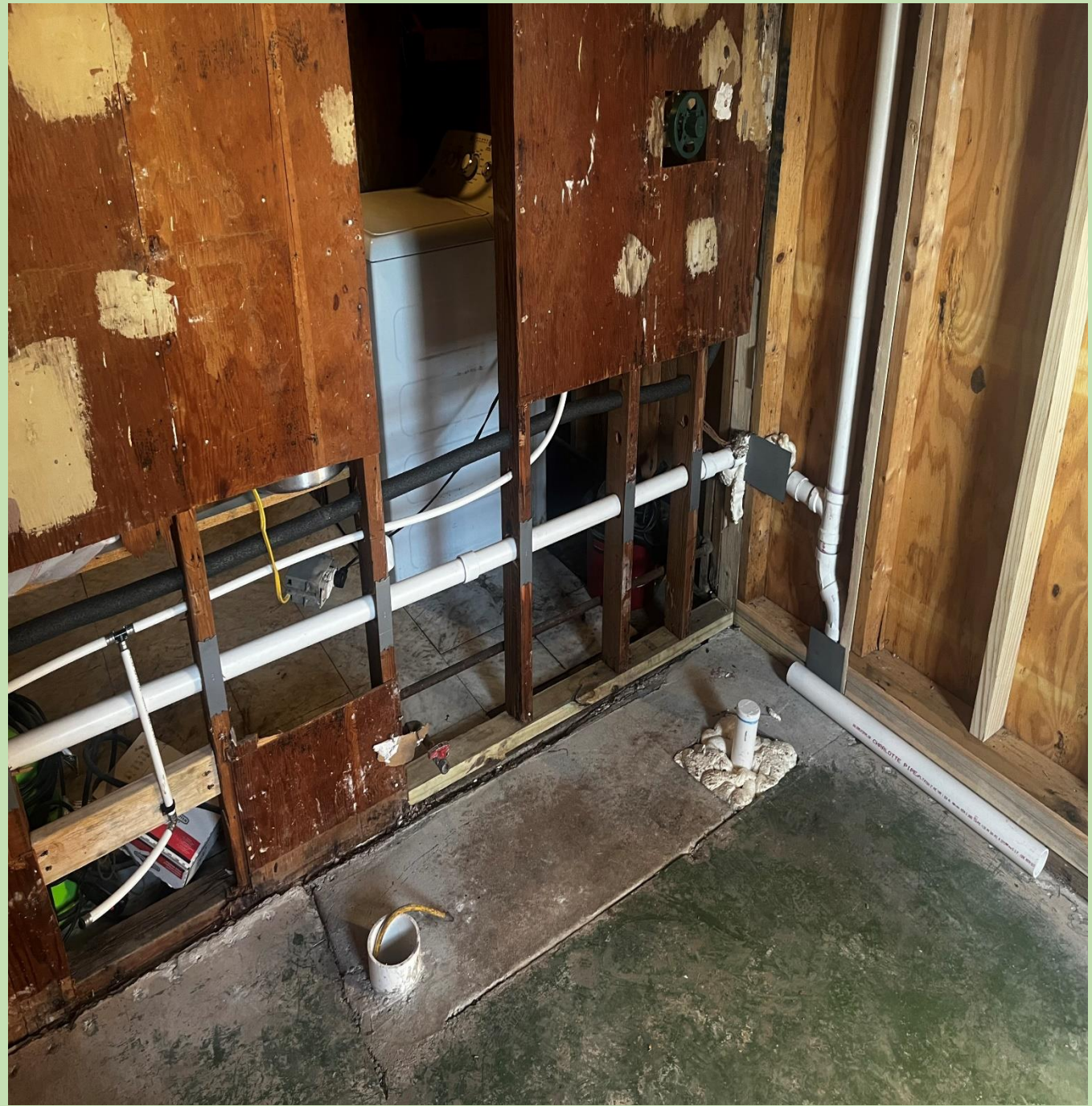


Difficulties

Difficulties

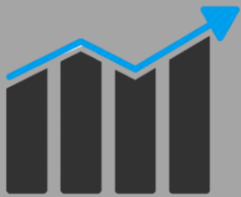
- **Not trusting the CoSA and Bexar County Tax Office**
- **Home Owners afraid of a lien on their property.**
- **Home Owners afraid of losing their home.**
- **Home Owners afraid of Bexar County Tax Office retro their taxes for previous unreported ADUs.**
- **Home Owners wanted to have their ADUs remodeled, but didn't want their property taxes to increase.**





Advantages

- **Access to educating Home Owners with accurate information.**
- **Creating a sense of community with Home Owners in our area.**
- **Ability to educate and provide resources to home owners**
 - **Such as:**
 - **Home Exemptions**
 - **Tax Laws**
 - **Tax resources**
 - **City Weatherization programs**
 - **Van Guard Information**
- **Education to Elderly and disabled on available assistance to save on their utilities.**

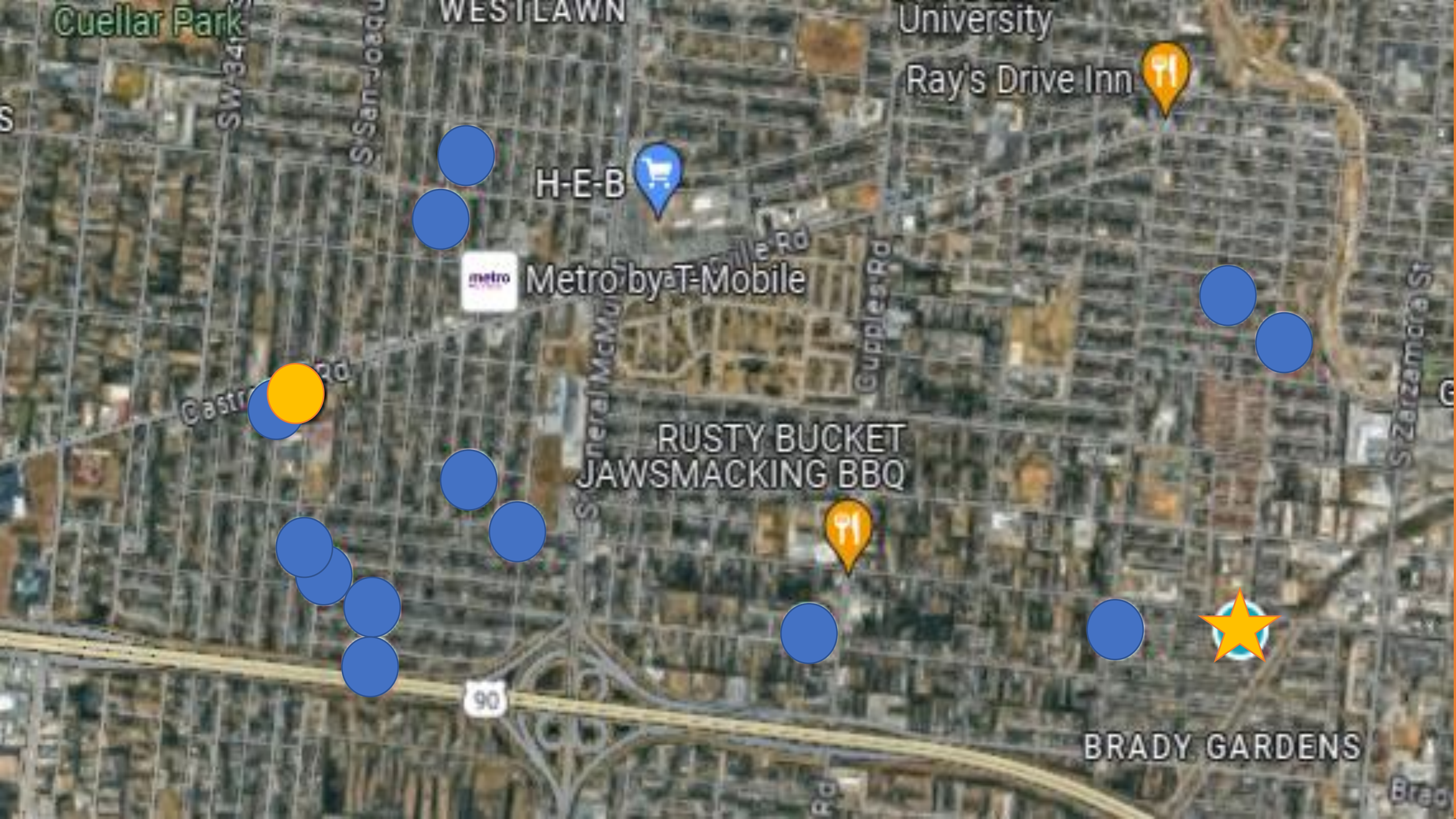




Trends

- **Home Owners in their 40s & 50's were more willing to accept assistance from this program.**





Cuellar Park

WESTLAWN

University

Ray's Drive Inn

H-E-B

metro

by T-Mobile

RUSTY BUCKET
JAWSMACKING BBQ

BRADY GARDENS

90




Madonna
CENTER, INC.
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Madonna CENTER, INC.

ADU Initiative Update

ADU: A Remedy for Our Housing Ills?
Webinar



STRATEGIC HOUSING IMPLEMENTATION PLAN (SHIP) INITIATIVE

INCREASE AFFORDABLE HOUSING PRODUCTION, REHABILITATION, AND
PRESERVATION (HPRP)

**Increase number of accessory dwelling units
available as affordable housing through
system wide approach.**

ADU Initiative

Initiative Elements:

- Unified Development Code Updates
- ADU Design Competition
- Permit-Ready Plans
 - Solicitation to receive Designer prepared Permit-Ready Plans
- Incentives
- Education & Resource Materials
- ADU Initiative Website



Older Adult Winner:
Robert Reisen



K-12 Winner:
Jimena Sanchez

THANK YOU!

Krystin Ramirez-Ponce

Redevelopment Officer

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Questions for the
presenters?