BARRIERS AND SOLUTIONS TO AFFORDABLE HOUSING FOR OLDER ADULTS
Why is there a crisis?

The affordable housing stock is limited across the board.

As baby boomers age, the older-adult population is increasing dramatically.

The older-adult population in San Antonio is increasing faster than the national average.

San Antonio housing stock is in poor condition.
Three major barriers

- Modifications and rehabilitation
- Connection to community support/services
- Lack of affordable housing units
Modifications and Repairs
Critical challenges for older adults

Limited mobility

Vision/hearing impairment

Other self-care needs
Which can fit in an extremely low, fixed income?

Food?
Healthcare?
Medicines?
Property Taxes?
Transportation?
Home Repairs?
Some repair needs are just as important for health and safety as accessibility modifications

- No hot water
- No heat/air conditioning
- Leaking roofs and crumbling foundations
- Non-functioning sewer systems
- Holes in floors
Accessibility bathroom modifications
Leaking roof causes damage
Hole in wall and mold create a health hazard
No safe access to exterior door
San Antonio community already working to solve the problem

Equity-based city budget where affordable housing is a priority

COSA-NHSD increased budget for rehabilitation, minor repairs

Nonprofits working toward meeting some repair needs

Community advocates and activists bring greater awareness of this need
More proposed solutions

Modification assistance initiative that includes housing, supportive services, and healthcare sectors

Creating a dedicated fund for modifications for 65+ homeowners
Community & Supportive Services
Supportive service needs particular to older adults

- Food insecurity
- Healthcare – acute care and chronic condition management
- Utility assistance
- Social interaction/circle of support
- Continuing care – hospital to rehabilitation to home
- Legal needs – wills, advance directives, clear title
Transportation is an overarching need

Disability and age create special transportation needs
Lack of Internet access creates challenges in finding transportation

16% of adults older than 60 miss essential rides
Access to spontaneous transportation needed
Therefore, unable to access resources
Abundance of community resources

Metro Health
Senior Centers
AACOG
Food Bank
CPS Energy
University Health System
Bexar County

NALCAB
AARP
S.A. Food Bank
Nonprofits
For-profit Developers
San Antonio Housing Authority

...just to name a few of many
More could be done to bring services to older adults where they live

Local model: Merced Housing Texas Supportive Resident Services

National model: Vermont’s SASH Program
Providing free health screenings
Preventing isolation  Providing nutritious food
Limited Supply of Affordable Housing

I knew I belonged here...
I felt attracted to the place, said Rosa Villarreal when she learned about Casitas de Villa Corona....
Read Rosa's story
Demand far outpaces supply in San Antonio

2,400-unit gap in housing units for renters who make $25,750 to $42,600 a year (for a family of four)

32,000-unit gap in housing units for renters who make $14,950 or less a year (for a single person)

- Mayor’s Housing Policy Task Force Report
Housing challenges for older adults

Housing production priced above what low- and moderate-income renters can afford

Harder to find accessible, older-adult-friendly units

Typically only 10% of units in a new development accessible

Even that small amount is only required if the property is funded by HUD
Some solutions are in place

HUD 202 Notice of Funding Availability (NOFA)

HUD is accepting applications for affordable older-adult housing developments for the first time in 8 years

However, the funding is limited and not enough to make a dent in filling the need
Casitas de Villa
Corona
HUD 202 development
HUD 202 development
Supportive services help create community and alleviate isolation
Much more can be done

The City of San Antonio and Bexar County are working to address the need for affordable housing in general – in many ways.

We must advocate for local policies that support new development of housing created particularly for older adults. By preserving the single-family housing stock and providing supportive services so older adults can age in place, the need for more affordable rental units may not increase.
Collaboration Is Key

For-profit Developers

Nonprofits

SUCCESSFULLY AGING AND LIVING IN SAN ANTONIO
Thank you