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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



# 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



OSCAR EASON  
SENIOR APARTMENTS





# 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



Alamo Area Council  
Of Governments



**SAHA**  
SAN ANTONIO  
HOUSING AUTHORITY  
Opportunity Lives Here



CITY OF SAN ANTONIO  
METROPOLITAN HEALTH DISTRICT



University  
Health System

Nonprofits



**SA**  
**2020**



San Antonio Area Foundation  
Where Giving and Community Connect

For-profit  
Developers



**SUCCESSFULLY  
AGING AND LIVING  
IN SAN ANTONIO**



NALCAB







Thank you