

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







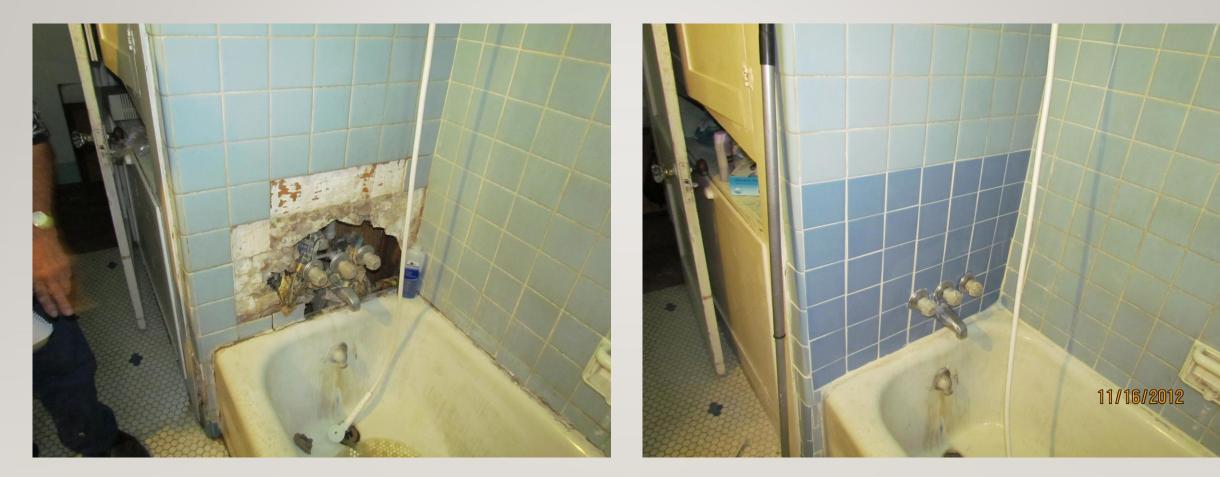
Leaking roof causes damage







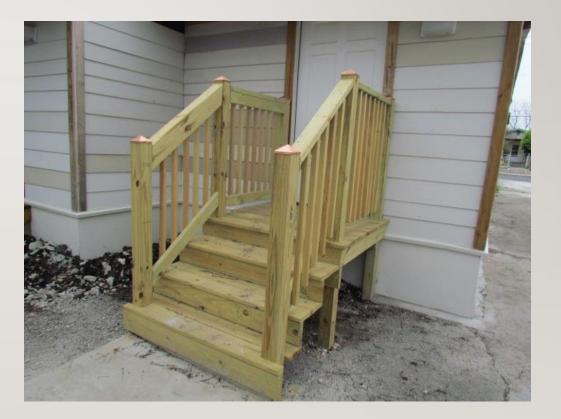
Hole in wall and mold create a health hazard





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 ridesAccess to spontaneous transportation neededTherefore, 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







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.









Thank you

