San Antonio Housing: A Survey of Residents Age 50-plus - Topline Summary of Results -

AARP Research Center – State Research
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For more information, contact
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A telephone survey was commissioned by AARP to assess public opinion among city residents age 50-plus about housing and redevelopment in San Antonio; as well as other age-friendly and livable community topics.

Telephone interviewing was conducted by Americans Directions Research Group from November 30th to December 20th 2015.

A total of 801 interviews were conducted: a representative sample of 600 San Antonio residents age 50 and older and an additional oversample of 201 Hispanic residents. The total number of interviews among Hispanic respondents in the base sample and oversample is 494.

Interviewing was conducted in English and Spanish. Respondents were able to conduct the interview in the language of their choice. Seven percent (7%) of the total sample and fourteen percent (15%) of all Hispanic respondents completed the interview in Spanish.

The sample utilized RDD landline, listed landline, and cell phone records.
Sample Plan

- In the representative sample of 600 San Antonio residents age 50 and older, 49% are Hispanic or Latino.
- Additional interviews among Hispanic residents were conducted and data was combined with Hispanic respondents from the representative sample to report total Hispanic results.

San Antonio Residents Age 50-plus (n=600)

- 49% Hispanic or Latino
- 51% Not Hispanic or Latino

Hispanic/Latino Residents Age 50-plus (n=494)

- n=293 additional interviews
- n=201 total Hispanic sample
- n=494 total Hispanic sample
Sample Profile in Brief

### Total 50-plus (n=600)

- **AGE**
  - 50-64: 54%
  - 65+: 46%

- **WORK STATUS**
  - In Labor Force: 42%
  - Retired: 52%
  - Not working: 6%

- **DISABILITY IN HH**
  - Self or spouse: 33%

- **EDUCATION**
  - Less than 4 yr degree: 57%
  - 4 yr degree or more: 41%

- **POLITICAL PARTY**
  - Democrat: 37%
  - Republican: 26%
  - Independent: 21%
  - Other/None/Ref: 16%

### Hispanic 50-plus (n=494)

- **AGE**
  - 50-64: 57%
  - 65+: 43%

- **WORK STATUS**
  - In Labor Force: 43%
  - Retired: 48%
  - Not working: 9%

- **DISABILITY IN HH**
  - Self or spouse: 35%

- **EDUCATION**
  - Less than 4 yr degree: 71%
  - 4 yr degree or more: 27%

- **POLITICAL PARTY**
  - Democrat: 52%
  - Republican: 16%
  - Independent: 17%
  - Other/None/Ref: 15%

*San Antonio Housing Survey of Residents Age 50+*
MY HOUSING OUTLOOK
Biggest Housing Challenge in the Future

Q: Thinking about your housing needs in the future, what would you say is the biggest housing challenge you face as you age? [OPEN ENDED RESPONSE]

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Current Cost of Housing Burden

30% or more of monthly income = cost burdened
50% or more of monthly income = severely cost burdened

Total 50-plus (n=600)

- Less than 30% = 51%
- 30% or more = 40%
- 50% or more = 11%
- Don't know/Refused = 28%

Hispanic 50-plus (n=494)

- Less than 30% = 42%
- 30% or more = 47%
- 50% or more = 11%
- Don't know/Refused = 24%

Q: Think about all the things that contribute to housing costs: rent/mortgage, property taxes, home energy costs like electricity and gas, insurance. Approximately what percentage of your total household monthly income is spent on housing each month? Would you say ...

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Concern about Ability to Afford Housing into the Future

% Extremely/Very Concerned About Being Able to Afford In the Coming Years

- **Monthly rent or mortgage**
  - Total (n=600): 20%
  - Hispanic (n=494): 26%

- **Property taxes**
  - Total (n=600): 22%
  - Hispanic (n=494): 30%

- **Utilities**
  - Total (n=600): 29%
  - Hispanic (n=494): 39%

Those with higher housing cost burdens are more likely to be concerned about monthly rent or mortgage and utility payments only.

Utility costs are more likely than taxes or rent/mortgage payments to generate affordability concern among residents although they were not mentioned spontaneously when asked about housing challenges “as you age” or needed city improvements to enable residents to remain in their homes as long as they want to.

**Extremely/Very Concerned About Being Financially Unable to Stay in their Home**

- Forced to leave current home or community because can no longer afford to stay
  - Total (n=600): 23%
  - Hispanic (n=494): 33%

Q: For some people having affordable housing now and in the future is a concern. How concerned are you about your ability to pay ... INSERT ... in the coming years? Are you extremely, very, somewhat, not very or not at all concerned?

Q: How concerned are you that financial reasons may force you to leave your current home or community before you want to because you would no longer be able to afford it? Are you extremely, very, somewhat, not very or not at all concerned?
**Q:** In the past 5 years, which of the following actions have you taken or considered because you were concerned about meeting your monthly housing expenses? Have you done it, considered doing it or not considered it?

### Measures Taken or Considered Due to Concern about Monthly Housing Costs

<table>
<thead>
<tr>
<th>Action</th>
<th>Total 50-plus (n=600)</th>
<th>Hispanic 50-plus (n=494)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reduce home energy usage</td>
<td>35% 24% 59%</td>
<td>37% 28% 65%</td>
</tr>
<tr>
<td>Reduce or eliminate cable, phone or internet</td>
<td>19% 23% 42%</td>
<td>21% 25% 46%</td>
</tr>
<tr>
<td>Delay retirement</td>
<td>14% 13% 27%</td>
<td>13% 14% 27%</td>
</tr>
<tr>
<td>Take an additional job or work more hours</td>
<td>13% 13% 26%</td>
<td>14% 16% 30%</td>
</tr>
<tr>
<td>Move or significantly change housing situation</td>
<td>7% 17% 24%</td>
<td>6% 18% 24%</td>
</tr>
<tr>
<td>Cut back on health care or medicine</td>
<td>11% 10% 21%</td>
<td>14% 13% 27%</td>
</tr>
<tr>
<td>Stop or cut back on saving for retirement</td>
<td>9% 8% 17%</td>
<td>11% 10% 21%</td>
</tr>
<tr>
<td>Take a reverse mortgage</td>
<td>4% 5%</td>
<td>4% 6%</td>
</tr>
</tbody>
</table>

**San Antonio Housing Survey of Residents Age 50+**

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SAN ANTONIO HOUSING & RELATED ISSUES
A majority of residents age 50-plus say affordable housing is a problem in San Antonio.

Is Affordable Housing a Problem In San Antonio?

<table>
<thead>
<tr>
<th>Total 50-plus (n=600)</th>
<th>Hispanic 50-plus (n=494)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Is a problem</strong> 55%</td>
<td><strong>Is a problem</strong> 65%</td>
</tr>
<tr>
<td>“Serious” problem = 37%</td>
<td>“Serious” problem = 42%</td>
</tr>
<tr>
<td>41% Expect it to get worse in the next 5 years or by the year 2020</td>
<td>43% Expect it to get worse in the next 5 years or by the year 2020</td>
</tr>
</tbody>
</table>

Q: Thinking about all the things that impact housing costs do you think housing affordability overall is a problem in San Antonio? Q: Thinking about the future, do you think housing affordability in San Antonio is likely to get better, worse or not change in the next 5 years, that is through the year 2020.
To enable aging in place, San Antonio most needs to improve...

**Total 50-plus (n=600)**

- **Taxes**: 19%
- **Transportation, streets and infrastructure**: 16%
- **Safe neighborhoods (crime, violence, better police security)**: 9%
- **Community programs and home services (non health related)**: 9%
- **Job opportunities and better wages**: 7%
- **Housing affordability and options**: 7%
- **Home health services and healthcare costs**: 5%
- **Social inclusion**: 2%
- **Other**: 8%

**Hispanic 50-plus (n=494)**

- **Taxes**: 18%
- **Transportation, streets and infrastructure**: 13%
- **Safe neighborhoods (crime, violence, better police security)**: 12%
- **Community programs and home services (non health related)**: 10%
- **Job opportunities and better wages**: 9%
- **Housing affordability and options**: 7%
- **Home health services and healthcare costs**: 5%
- **Social inclusion**: 1%
- **Other**: 7%

None, Don’t Know = 21%

Q: What one thing would you like to see improved in San Antonio that would enable residents to stay in their homes and communities as long as they want to? [OPEN ENDED RESPONSE]
Traffic and crime stand out among list of community problems

Total 50-plus (n=600)

- Traffic congestion and overburdened roads: 74% major, 19% minor, 93% total
- Crime and public safety: 52% major, 38% minor, 90% total
- Overbuilding of higher price rental units: 45% major, 28% minor, 73% total
- Lack of walkable communities that are suitable for pedestrians: 40% major, 35% minor, 75% total
- Displacement of long-time residents who have to leave their communities: 37% major, 40% minor, 77% total
- Urban blight, decay and building abandonment: 34% major, 44% minor, 78% total

Hispanic 50-plus (n=494)

- Traffic congestion and overburdened roads: 77% major, 16% minor, 93% total
- Crime and public safety: 63% major, 28% minor, 91% total
- Overbuilding of higher price rental units: 51% major, 25% minor, 76% total
- Lack of walkable communities that are suitable for pedestrians: 44% major, 35% minor, 79% total
- Displacement of long-time residents who have to leave their communities: 47% major, 31% minor, 78% total
- Urban blight, decay and building abandonment: 41% major, 35% minor, 76% total

Q: I'm going to read a list of problems some communities have. After each, tell me how much of a problem it is in San Antonio. Would you say a major problem, a minor problem or not a problem at all?
### Evaluation of Community Features

**Topline Summary**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Excellent</th>
<th>Good</th>
<th>Average</th>
<th>Below Average</th>
<th>Poor</th>
<th>Don’t Know</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vibrant arts, entertainment and culture</td>
<td>22%</td>
<td>42%</td>
<td>22%</td>
<td>6%</td>
<td>5%</td>
<td>4%</td>
</tr>
<tr>
<td>High speed internet or cellular coverage</td>
<td>18%</td>
<td>40%</td>
<td>21%</td>
<td>6%</td>
<td>6%</td>
<td>9%</td>
</tr>
<tr>
<td>Quality healthcare and community services</td>
<td>18%</td>
<td>37%</td>
<td>27%</td>
<td>8%</td>
<td>8%</td>
<td>2%</td>
</tr>
<tr>
<td>Parks and open green spaces</td>
<td>16%</td>
<td>35%</td>
<td>31%</td>
<td>9%</td>
<td>6%</td>
<td>3%</td>
</tr>
<tr>
<td>Public transportation between downtown and outer suburbs</td>
<td>13%</td>
<td>27%</td>
<td>23%</td>
<td>14%</td>
<td>13%</td>
<td>9%</td>
</tr>
<tr>
<td>New business and jobs</td>
<td>12%</td>
<td>34%</td>
<td>32%</td>
<td>10%</td>
<td>6%</td>
<td>6%</td>
</tr>
<tr>
<td>Affordable, decent housing to buy</td>
<td>9%</td>
<td>31%</td>
<td>30%</td>
<td>13%</td>
<td>8%</td>
<td>10%</td>
</tr>
<tr>
<td>Good mix of housing choices for all income levels</td>
<td>8%</td>
<td>30%</td>
<td>33%</td>
<td>15%</td>
<td>9%</td>
<td>6%</td>
</tr>
<tr>
<td>Properties and facilities to suit the needs of older residents</td>
<td>8%</td>
<td>26%</td>
<td>31%</td>
<td>14%</td>
<td>11%</td>
<td>10%</td>
</tr>
<tr>
<td>Streets are safe for all modes of transportation, pedestrians and bicycles</td>
<td>8%</td>
<td>21%</td>
<td>33%</td>
<td>19%</td>
<td>16%</td>
<td>3%</td>
</tr>
<tr>
<td>Affordable, decent housing for rent</td>
<td>5%</td>
<td>24%</td>
<td>33%</td>
<td>13%</td>
<td>10%</td>
<td>15%</td>
</tr>
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*Q: On these community features, how would you rate San Antonio overall? Would you say excellent, good, average, below average or poor?*
### Evaluation of Community Features

#### Hispanic 50-plus

(n=494)

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<td>12%</td>
<td>19%</td>
</tr>
</tbody>
</table>

Q: On these community features, how would you rate San Antonio overall? Would you say excellent, good, average, below average or poor?
The majority of 50-plus residents feel favorable or very favorable overall about San Antonio’s redevelopment.

**Opinions about Downtown Redevelopment**

**Total 50-plus**
(n=600)

- Very favorable: 25%
- Favorable: 46%
- Neither: 14%
- Unfavorable: 9%
- Very unfavorable: 4%

**Hispanic 50-plus**
(n=494)

- Very favorable: 22%
- Favorable: 49%
- Neither: 13%
- Unfavorable: 9%
- Very unfavorable: 3%

**Q:** As you may be aware, downtown San Antonio has been undergoing redevelopment. How favorable or unfavorable do you feel about the downtown redevelopment overall?
Feelings are mixed about impact of downtown redevelopment

While half agree the benefits of redevelopment outweigh the negative side effects, **a larger majority recognizes burdens on homeowners** in the form of property taxes and threatened housing security.

**Q:** Those in favor of the downtown redevelopment say it will bring new investment, job, arts and thriving neighborhoods to San Antonio. Those who are not in favor worry that it will become too expensive for many of the current residents; and that it will put people at risk of being displaced from their homes and communities. How much do you agree or disagree with the following statements?

**Topline Summary**

<table>
<thead>
<tr>
<th>Total 50-plus (n=600)</th>
<th>Hispanic 50-plus (n=494)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>The benefits of redevelopment efforts in San Antonio outweigh any negative side effects.</strong></td>
<td><strong>San Antonio is heading toward a situation where homeowners will be overburdened by property taxes.</strong></td>
</tr>
<tr>
<td>Strongly Agree</td>
<td>Strongly Agree</td>
</tr>
<tr>
<td>15%</td>
<td>15%</td>
</tr>
<tr>
<td>Somewhat Agree</td>
<td>Some-what Agree</td>
</tr>
<tr>
<td>34%</td>
<td>35%</td>
</tr>
<tr>
<td>49%</td>
<td>50%</td>
</tr>
<tr>
<td><strong>Because of redevelopment, it is becoming more difficult for individuals and families to enjoy safe, decent and affordable housing.</strong></td>
<td></td>
</tr>
<tr>
<td>Strongly Agree</td>
<td>Strongly Agree</td>
</tr>
<tr>
<td>22%</td>
<td>27%</td>
</tr>
<tr>
<td>Somewhat Agree</td>
<td>Some-what Agree</td>
</tr>
<tr>
<td>32%</td>
<td>34%</td>
</tr>
<tr>
<td>54%</td>
<td>61%</td>
</tr>
<tr>
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<td></td>
</tr>
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</tr>
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</tr>
<tr>
<td>31%</td>
<td>28%</td>
</tr>
<tr>
<td>66%</td>
<td>68%</td>
</tr>
</tbody>
</table>
Residents want elected officials to prioritize affordable housing for San Antonio

**Topline Summary**

<table>
<thead>
<tr>
<th>How do elected officials treat affordable housing</th>
<th>How should elected officials treat affordable housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Don’t know</td>
<td>Don’t know</td>
</tr>
<tr>
<td>Not a priority at all</td>
<td>Not a priority at all</td>
</tr>
<tr>
<td>Low priority</td>
<td>Low priority</td>
</tr>
<tr>
<td>Somewhat of a priority</td>
<td>Somewhat of a priority</td>
</tr>
<tr>
<td>Fairly high priority</td>
<td>Fairly high priority</td>
</tr>
<tr>
<td>Very high priority</td>
<td>Very high priority</td>
</tr>
</tbody>
</table>

**Total 50-plus (n=600)**

- Don’t know: 7%
- Not a priority at all: 12%
- Low priority: 24%
- Somewhat of a priority: 37%
- Fairly high priority: 11%
- Very high priority: 8%

**Hispanic 50-plus (n=494)**

- Don’t know: 6%
- Not a priority at all: 16%
- Low priority: 21%
- Somewhat of a priority: 35%
- Fairly high priority: 12%
- Very high priority: 10%

**Q:** Currently, what priority do you think your locally-elected leaders place on affordable housing?

**Q:** How do you think your locally-elected leaders SHOULD treat housing affordability?