

San Antonio Housing:

A Survey of Residents Age 50-plus

- Topline Summary of Results -

AARP Research Center – State Research

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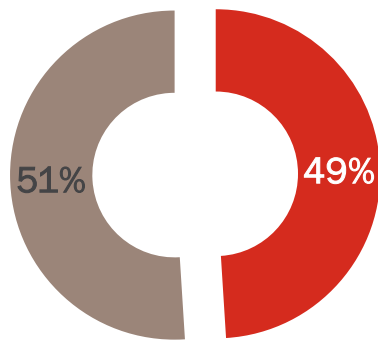
Background & Methodology

- 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)



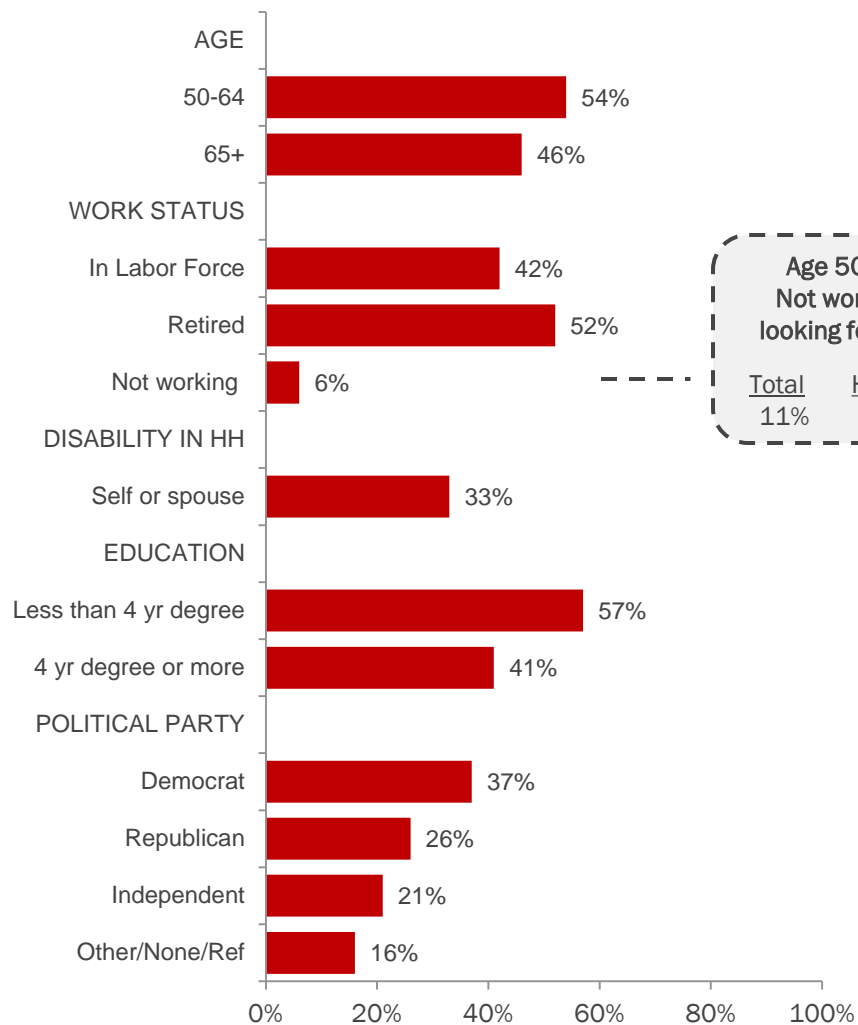
■ Hispanic or Latino
■ Not Hispanic or Latino

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

n=293 + n=201 additional interviews = n=494 total Hispanic sample

Sample Profile in Brief

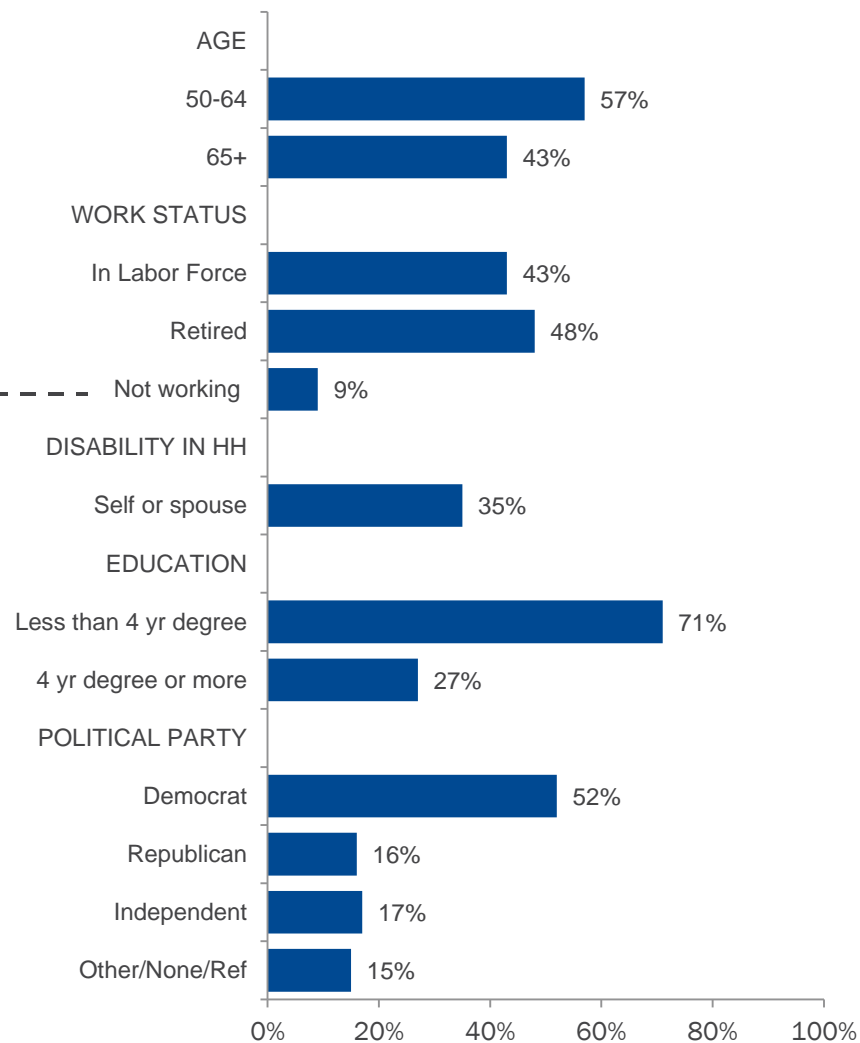
**Total 50-plus
(n=600)**



Age 50-64,
Not working/
looking for work

Total 11%
Hispanic 15%

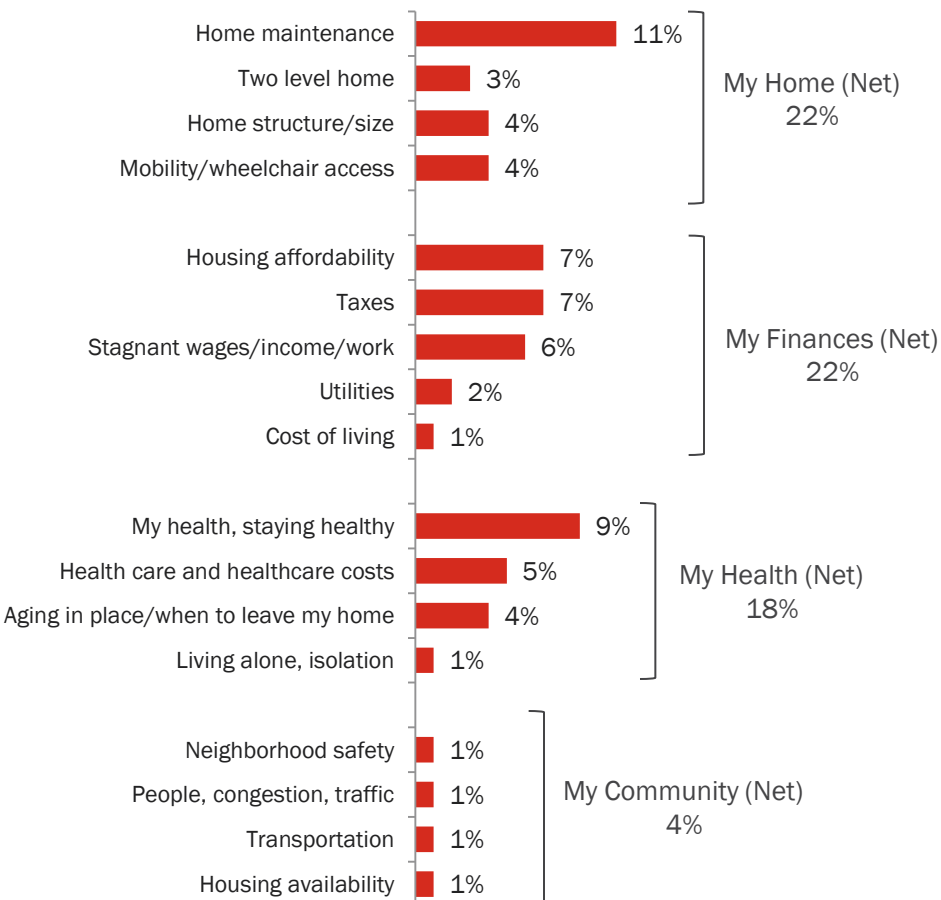
**Hispanic 50-plus
(n=494)**



MY HOUSING OUTLOOK

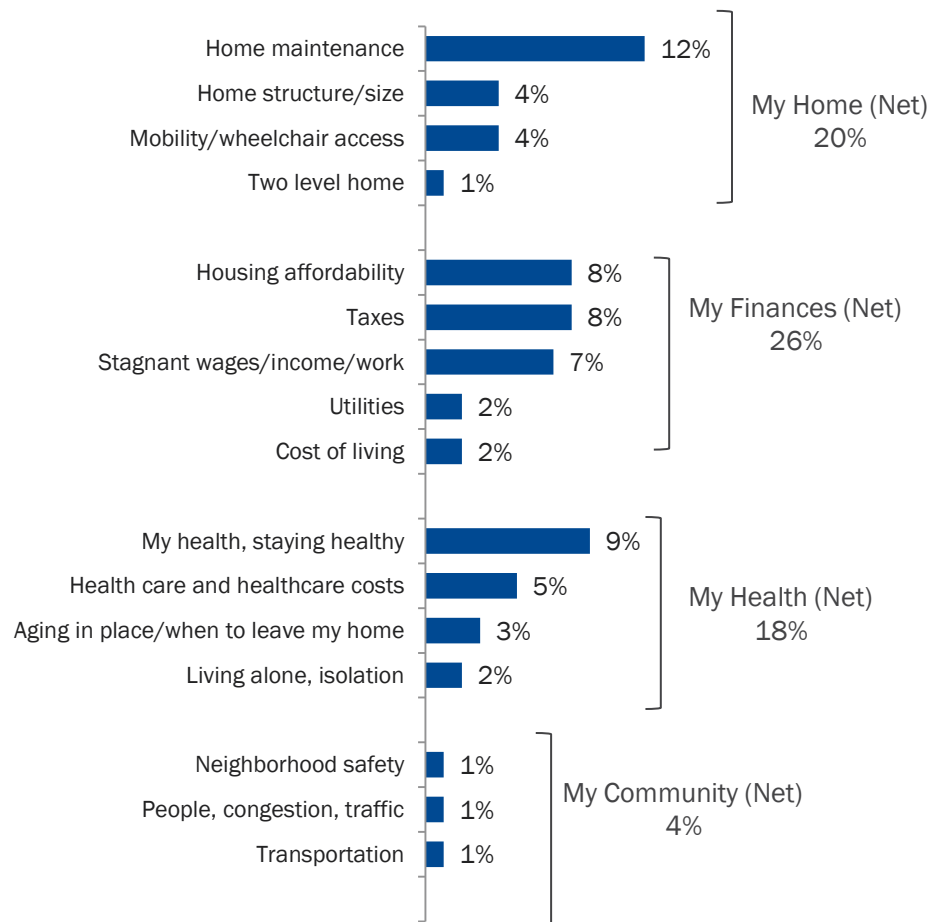
Biggest Housing Challenge in the Future

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



None, Don't Know = 28%

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



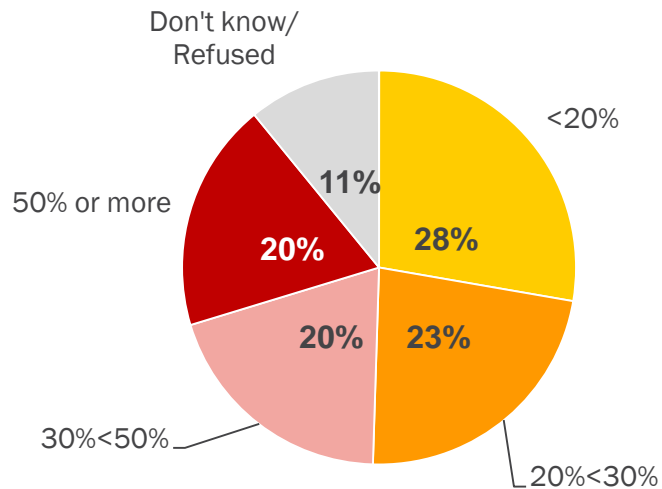
None, Don't Know = 32%

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]

Current Cost of Housing Burden

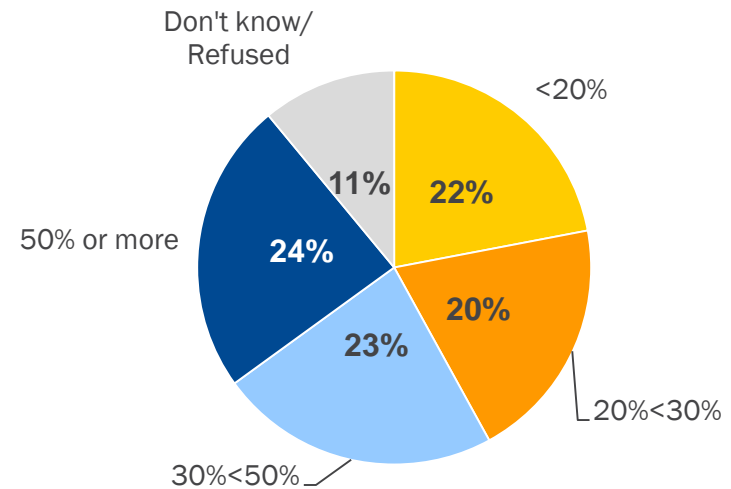
30% or more of monthly income = cost burdened
50% or more of monthly income = severely cost burdened

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



Less than 30% = 51%
30% or more = 40%
50% or more = 20%

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

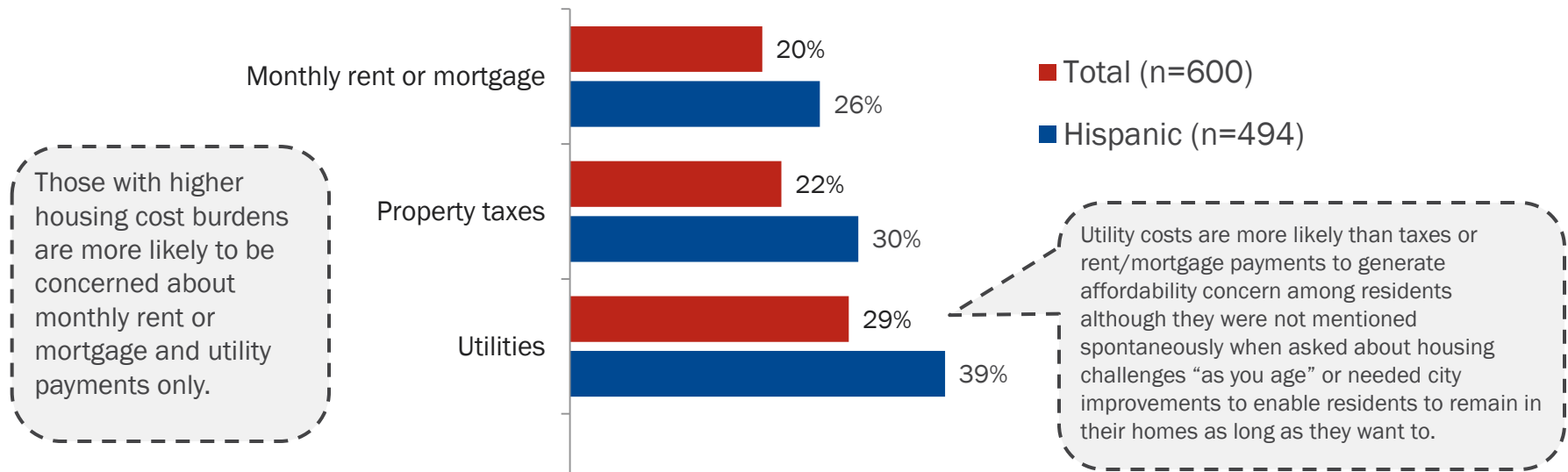


Less than 30% = 42%
30% or more = 47%
50% or more = 24%

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 ...

Concern about Ability to Afford Housing into the Future

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



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



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?

Measures Taken or Considered Due to Concern about Monthly Housing Costs

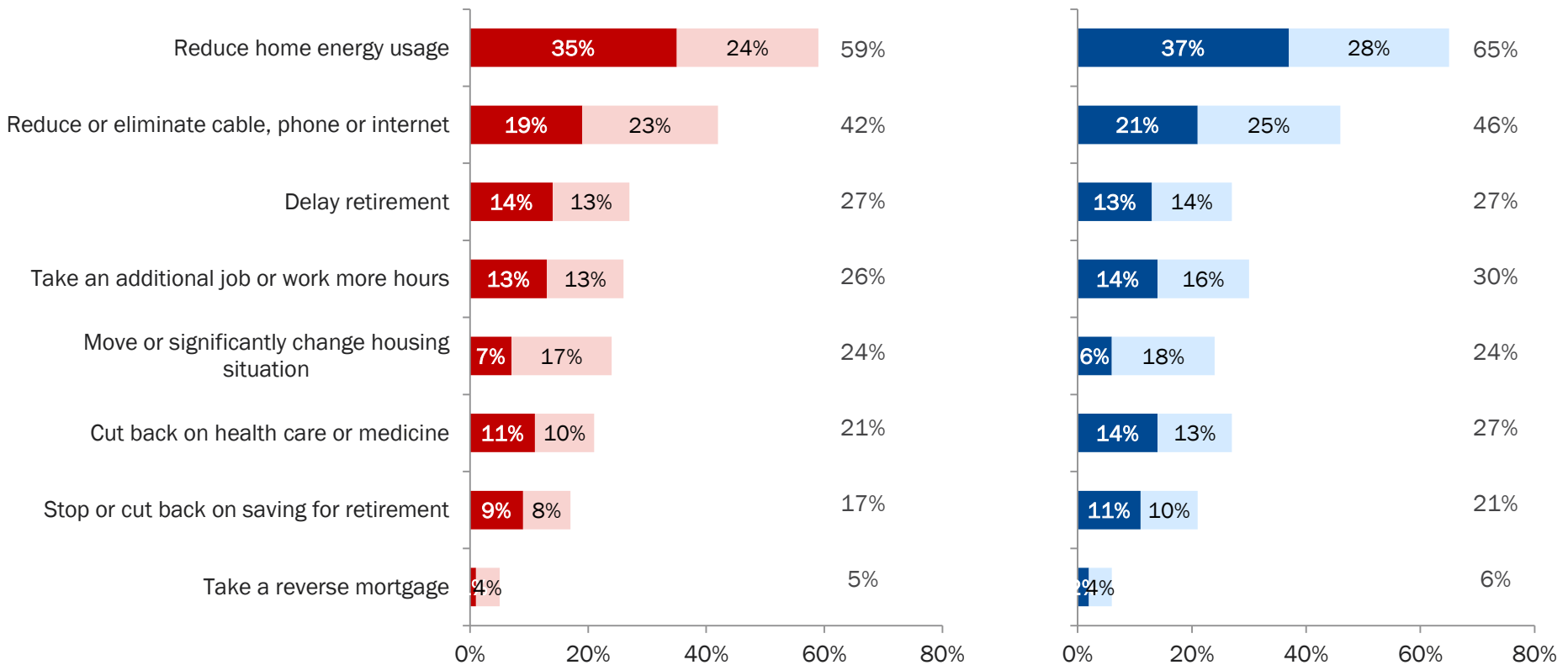
Topline
Summary

Total 50-plus
(n=600)

Hispanic 50-plus
(n=494)

■ Yes, have done ■ Yes, have considered

■ Yes, have done ■ Yes, have considered



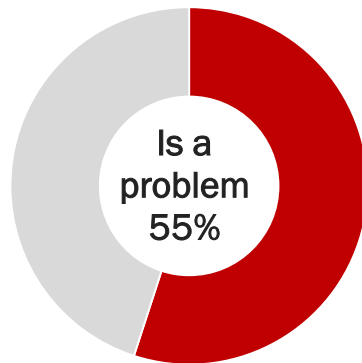
Q: In the past 5 years, which of the following actions have you taken or considered because you were concerned about meeting your monthly housing expenses? Have you done it, considered doing it or not considered it?

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?

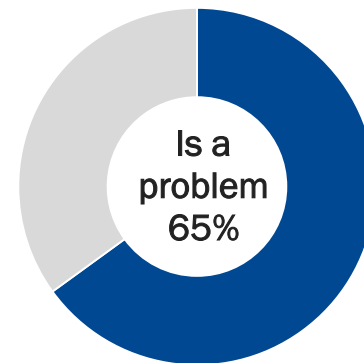
Total 50-plus
(n=600)



“Serious” problem = 37%

41%
Expect it to get worse
in the next 5 years
or by the year 2020

Hispanic 50-plus
(n=494)



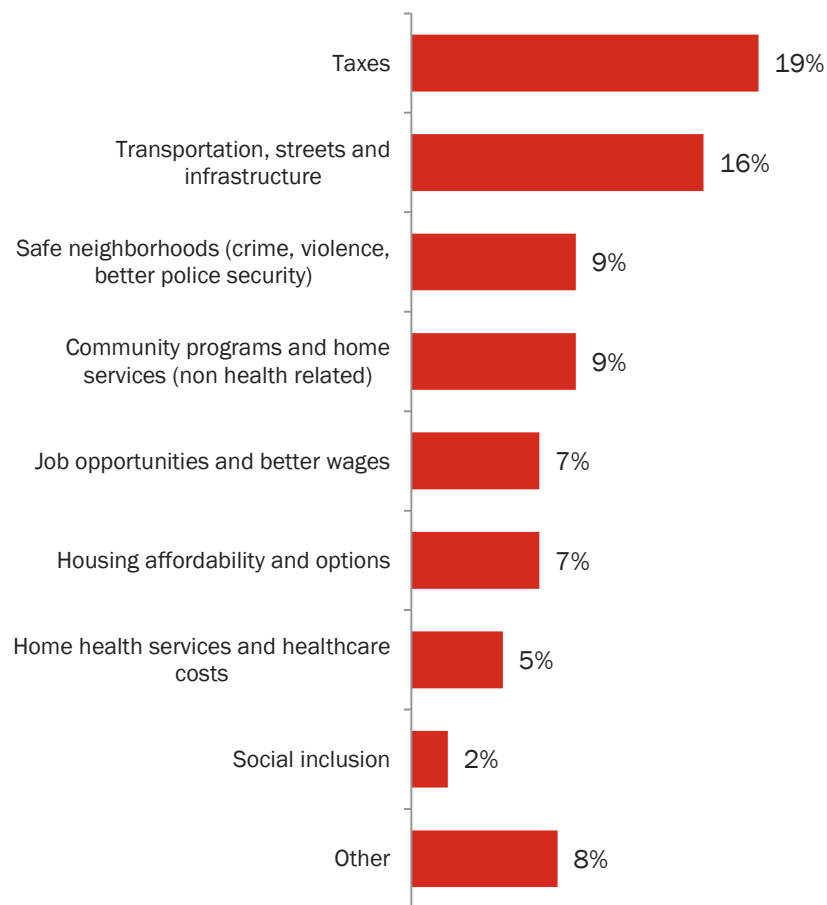
“Serious” problem = 42%

43%
Expect it to get worse
in the next 5 years
or by the year 2020

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.

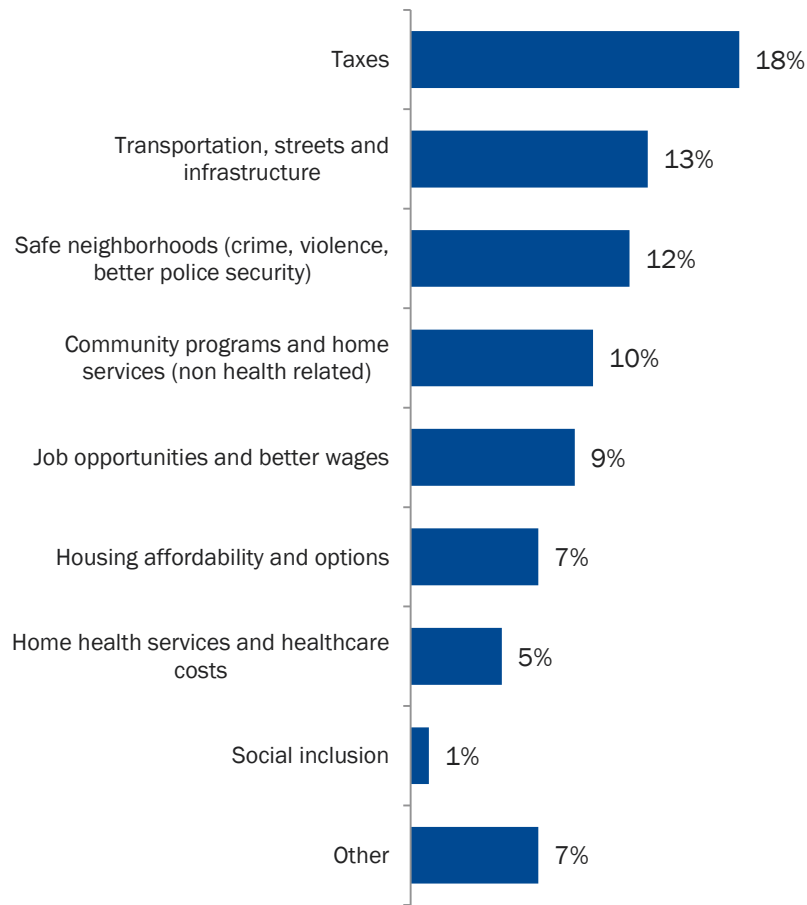
To enable aging in place, San Antonio most needs to improve...

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



None, Don't Know = 21%

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

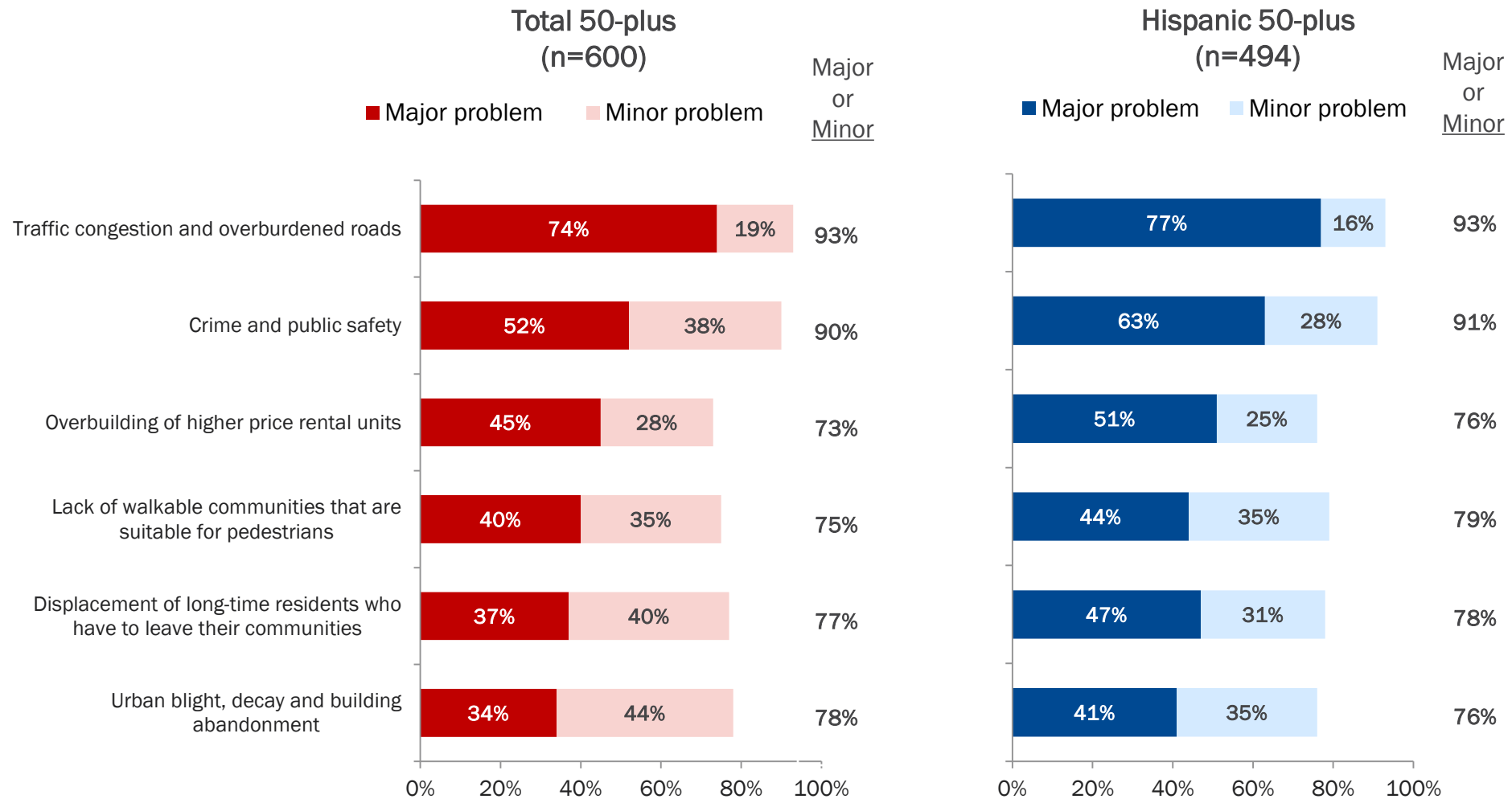


None, Don't Know = 19%

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]

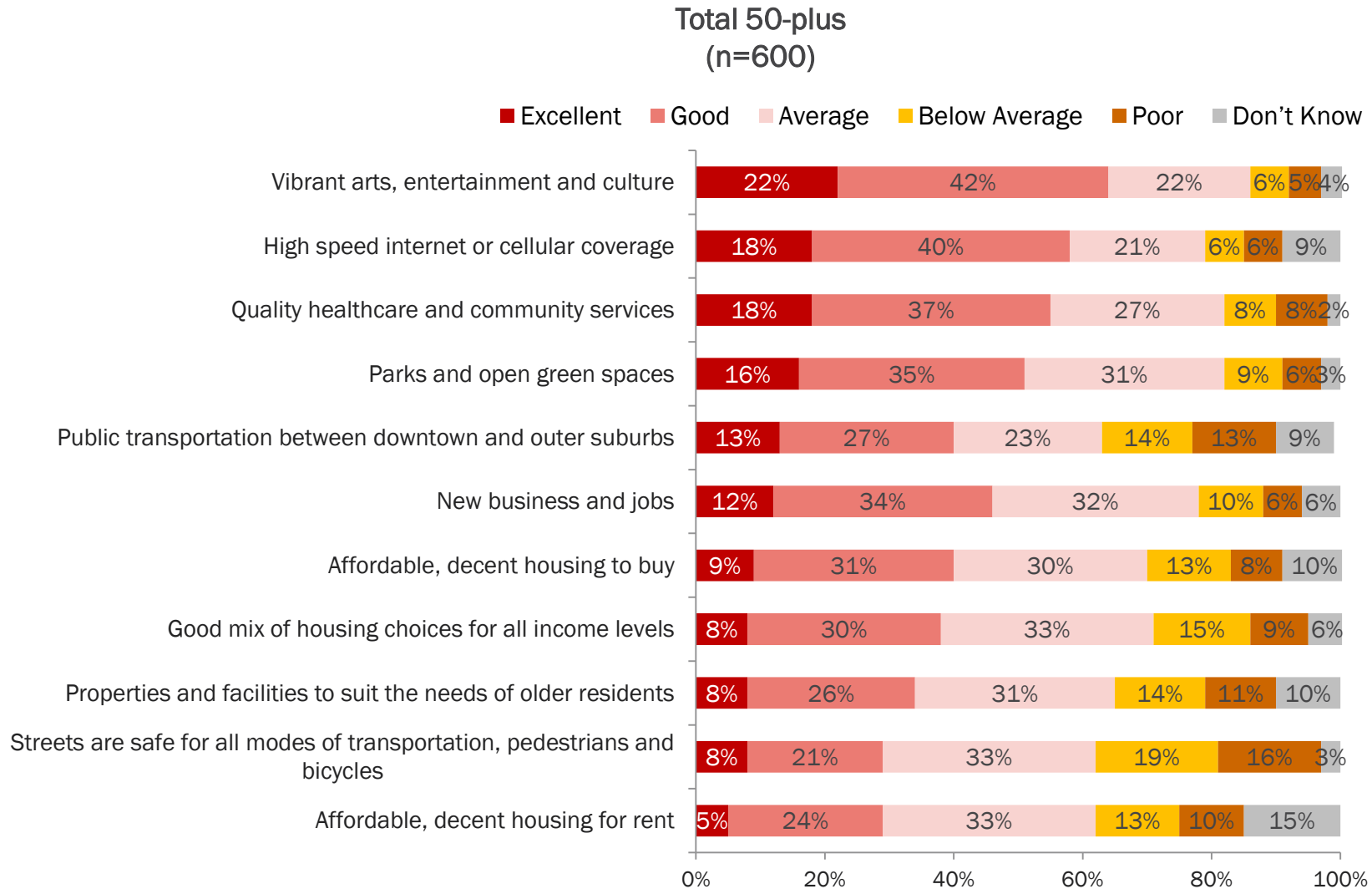
Traffic and crime stand out among list of community problems

Topline
Summary



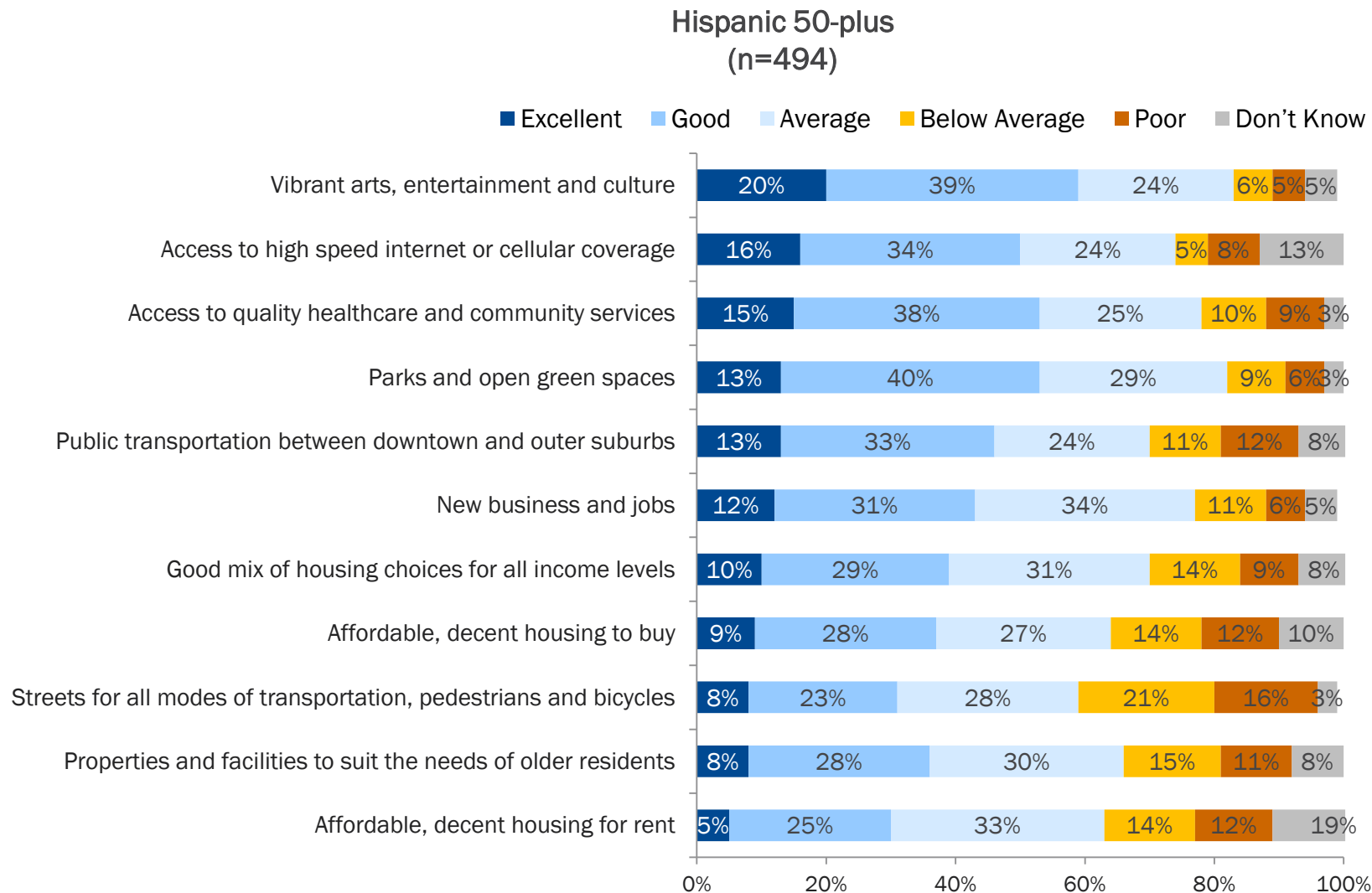
Q: I'm going to read a list of problems some communities have. After each, tell me how much of a problem it is in San Antonio. Would you say a major problem, a minor problem or not a problem at all?

Evaluation of Community Features



Q: On these community features, how would you rate San Antonio overall? Would you say excellent, good, average, below average or poor?

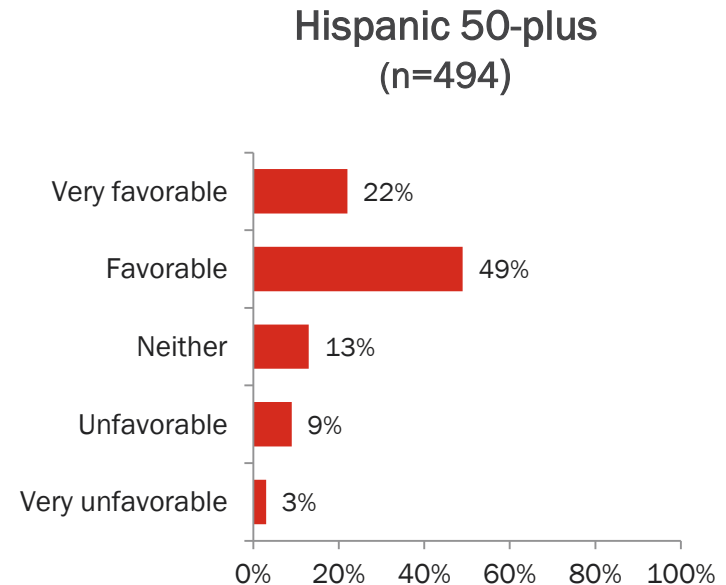
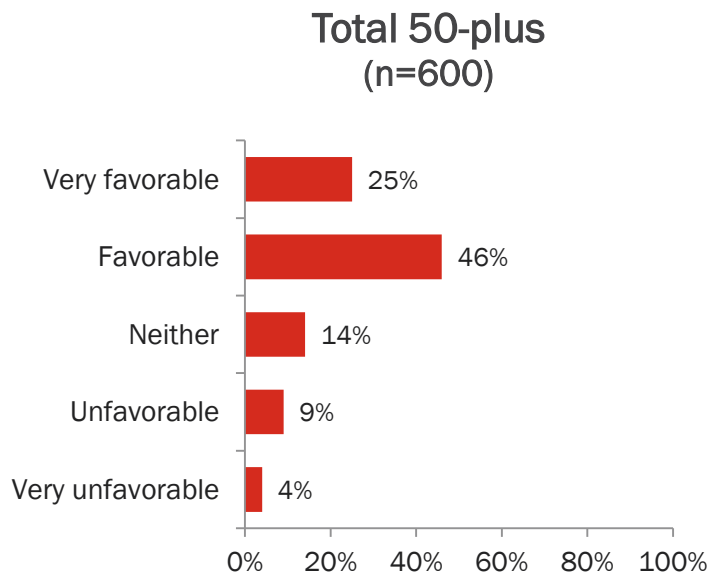
Evaluation of Community Features



Q: On these community features, how would you rate San Antonio overall? Would you say excellent, good, average, below average or poor?

Opinions about Downtown Redevelopment

The majority of 50-plus residents feel favorable or very favorable overall about San Antonio's redevelopment.

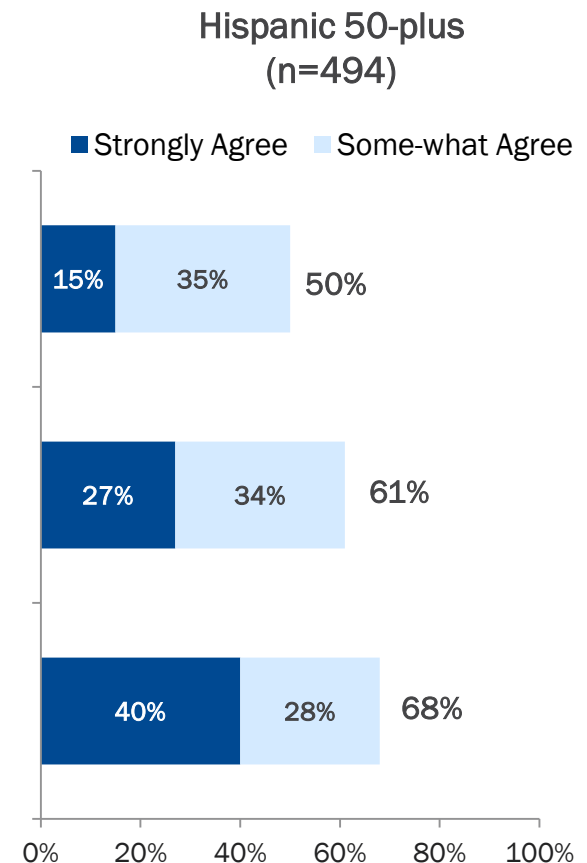
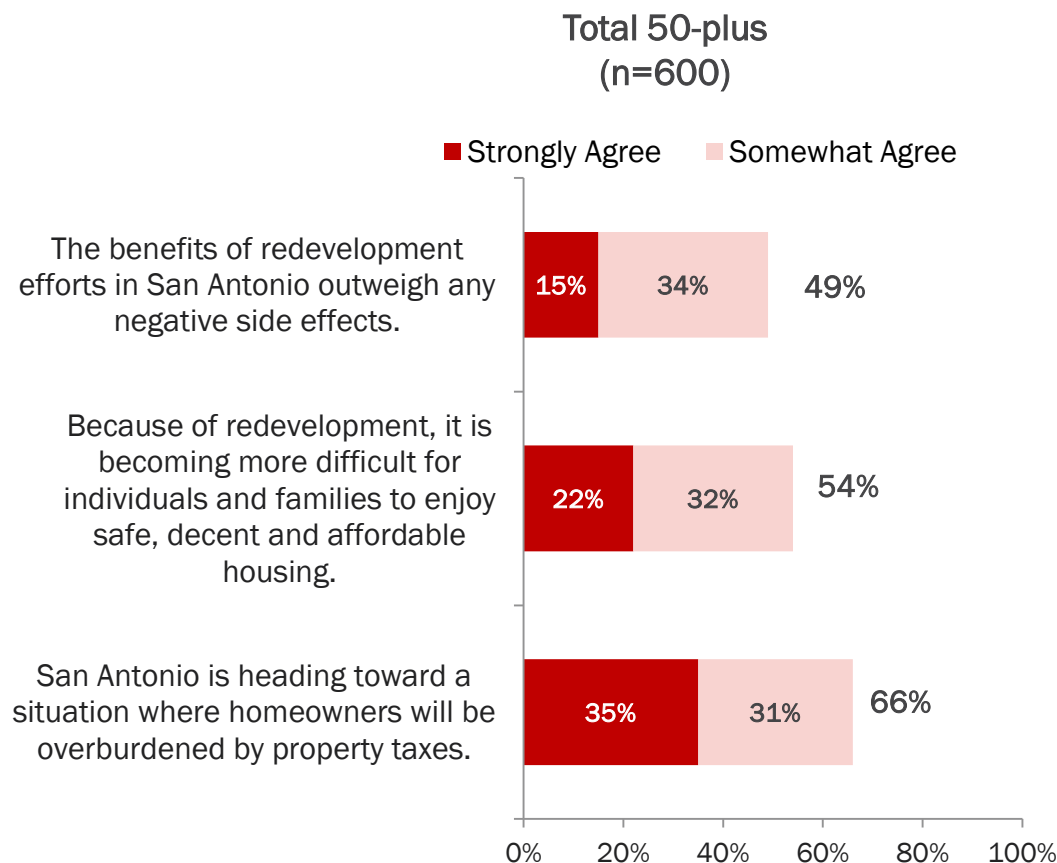


Q: As you may be aware, downtown San Antonio has been undergoing redevelopment. How favorable or unfavorable do you feel about the downtown redevelopment overall?

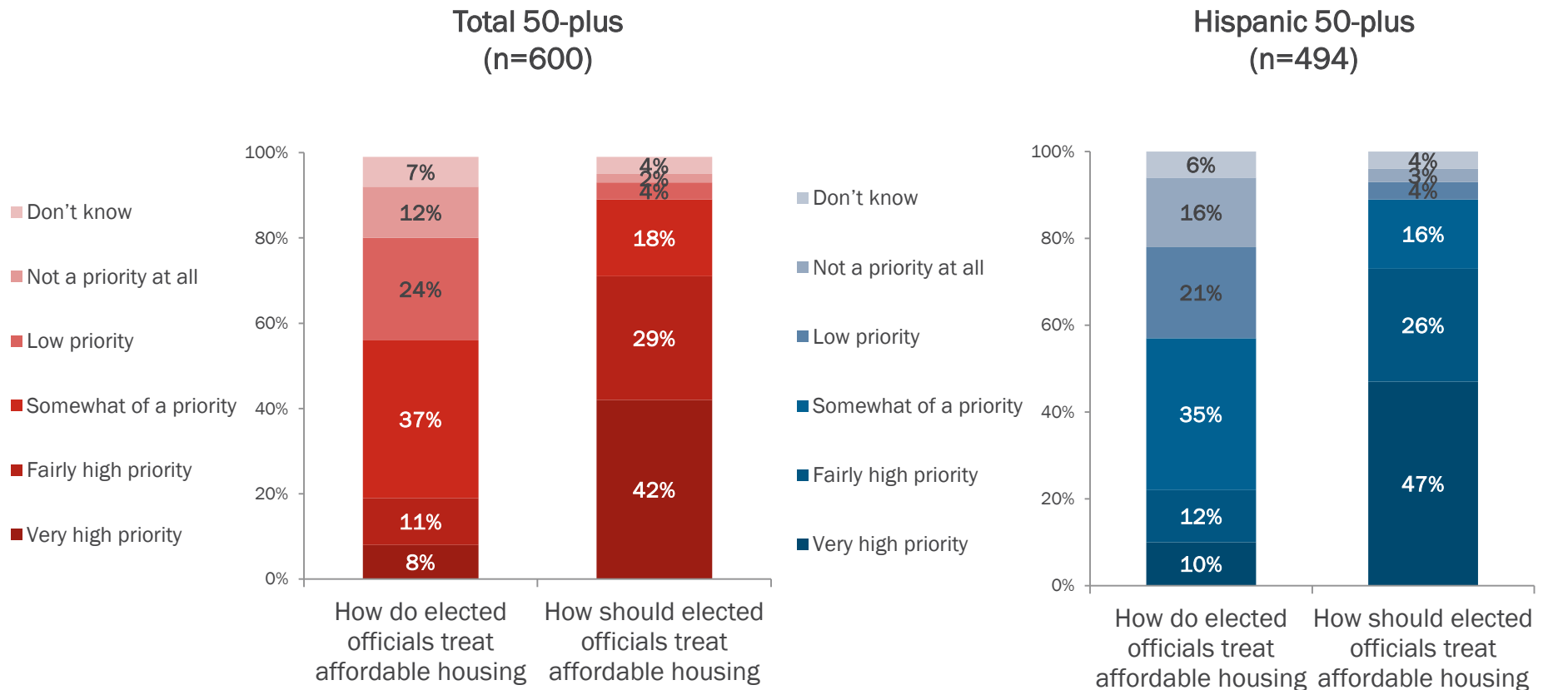
Feelings are mixed about impact of downtown redevelopment

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?



Residents want elected officials to prioritize affordable housing for San Antonio



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?



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