



Senior Housing

Options and Availability in Greater Round Rock

The housing policy in *Round Rock 2030*, the city's comprehensive plan, aims to enable housing types within the city to meet all residents' needs and preferences through all stages of life. Supporting Greater Round Rock's population aged 65 and older, which includes the population within the city limits and the city's extraterritorial jurisdiction (ETJ), means providing a variety of housing types, lifestyle choices, and care options to these individuals. Such housing and care options include accessible and low-maintenance age-restricted living, intensive assisted care, or supporting the ability to age in place.

18,041
65+ POPULATION (2020)¹



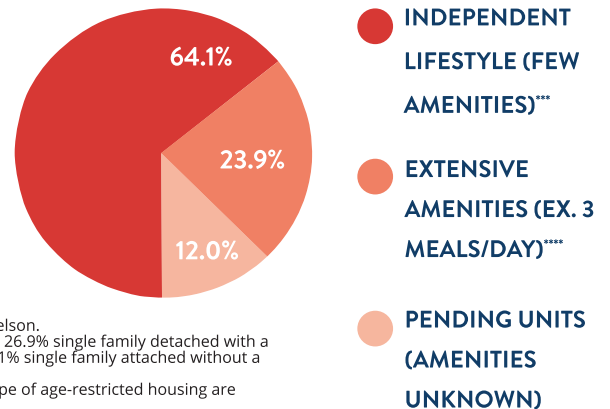
1 in 10 GREATER ROUND ROCK RESIDENTS ARE 65+²

AGE-RESTRICTED COMMUNITIES

Age-restricted communities provide housing for self-sufficient adults, typically those age 55+. Units vary by amenities provided and by housing type. If all of Greater Round Rock's age-restricted units were filled and contained an average of 1.8 people per unit, 7.9% of Greater Round Rock's population age 55+ could be housed in a age-restricted community*.

1,620 AGE-RESTRICTED UNITS**

AGE-RESTRICTED UNITS BY AMENITIES PROVIDED



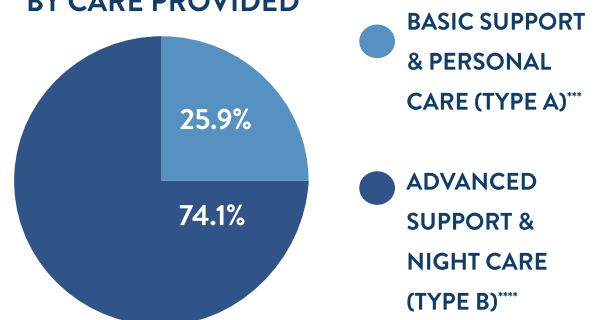
*36,904 people in Greater Round Rock are 55 years and older, based on the aerial interpolation method.
 **Includes existing age-restricted units in city limits and ETJ, as well as 195 pending units at 1355 Avery Nelson.
 ***Independent lifestyle units can be further broken down by housing type: 62.2% apartment-style living, 26.9% single family detached with a private yard to be maintained by the occupant, 7.8% single family detached without a private yard, and 3.1% single family attached without a private yard.
 ****All units with extensive amenities are apartment-style living. Other amenities common among this type of age-restricted housing are transportation and housekeeping.

ASSISTED LIVING FACILITIES

Assisted living facilities provide health and personal care services such as meals, bathing, dressing, and administering medication. Facilities vary by type of care provided and size*. If all 985 beds in assisted living facilities were filled by one individual, 5.5% of Greater Round Rock's 65+ population could live in assisted living. On average, only about 2% of American adults aged 65+ live in assisted living (Institute of Medicine (US) Food Forum, 2010).

985 BEDS**

ASSISTED LIVING BEDS BY CARE PROVIDED



*90.9% of assisted living beds in Greater Round Rock are located within a large facility (17 beds or more) and 9.1% of beds are located within a small facility (16 beds or less). Facility sizes are defined by TXHHS licensing standards. All facilities are multi-family style, but unit types vary from shared rooms to individual apartments.
 **Includes all beds in assisted living facilities within the city and the ETJ. Bed counts from TXHHS.
 ***Type A facilities care for residents who are physically and mentally capable of evacuating the facility unassisted, do not require routine attendance during sleeping hours, and are capable of following directions in an emergency (TXHHS).
 ****Type B facilities care for residents who many require staff assistance to evacuate, are incapable of following directions under emergency conditions, require staff attendance during nighttime sleeping hours, and require assistance transferring to and from a wheelchair (TXHHS).

NURSING FACILITIES

Nursing facilities provide institutional care to individuals whose medical conditions require regular care by licensed nurses*. At capacity, Greater Round Rock's nursing facilities could serve up to 3.8% of Greater Round Rock's 65+ population. On average, 4.5% of Americans age 65+ reside in a nursing home (Institute of Medicine (US) Food Forum, 2010).

681 BEDS**

*Definiton from TXHHS.

**Includes all beds in independent nursing facilities within the city and its ETJ. Bed counts from TXHHS.

RECOMMENDATIONS

While not all older adults desire to live in senior housing, Round Rock aims to provide senior housing for all those who seek it. On average, 12% of Americans 50 and older wish to age somewhere other than their current home (Robinson-Lane, 2022). Assuming similar demand exists for the residents of Greater Round Rock 55 and older, Greater Round Rock may not meet current demand for age-restricted living. On average, 2% of Americans 65 and older live in assisted living. If similar demand exists in Greater Round Rock, Greater Round Rock provides an adequate amount of assisted living. Greater Round Rock's nursing facility capacity is less than the average American demand for this type of senior care, where 4.5% of Americans 65 and older reside in a nursing home. This may indicate that demand for nursing homes is not as high in the Greater Round Rock area or that nursing home capacity does not meet current demand. Round Rock may wish to do further research to determine its need for additional senior housing of all types. Additionally, the needs of older adults extend beyond housing. To ensure that Greater Round Rock remains a place where people want to retire, the city should continue to support services such as healthcare, transportation, and programming.



Images, clockwise, from upper left: Affinity at Round Rock, Heritage at Vizcaya, Emerald Cottages at Round Rock, Bel Air at Teravista, The Enclave at Round Rock, Poet's Walk

NOTES

- 1 2020 population estimates for Greater Round Rock were calculated using the 2020 Decennial Census: DEC Demographic Profile. City staff used Geographic Information Systems (GIS) mapping and an aerial interpolation to estimate the population within the city's extraterritorial jurisdiction (ETJ) boundary. The percent area of a given census tract within the ETJ boundary was applied to the total population for a tract to produce an estimated population within the 2023 ETJ limits. This method assumes equal population distribution across census tracts.
- 2 9.7% of Greater Round Rock is 65 and older, based on the aerial interpolation method.



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