

Towne Twin Village

By HFCC, Inc.



Housing First Community Coalition's mission is to initiate and sustain a permanent supportive housing community using Housing First principles for the most marginalized and vulnerable individuals in the San Antonio region.

Critical Need in our Community and Population to Be Served by the Project:

Towne Twin Village is needed because too many older adults in San Antonio are aging on the streets or in places not meant for human habitation—often while living with chronic illness, disability, and the effects of trauma. Local counts identify 906 homeless seniors, a population with heightened risk of preventable hospitalization, worsening mental health, victimization, and premature death. Towne Twin Village provides what this group needs most: permanent supportive housing paired with consistent, compassionate supports that restore safety, dignity, and stability. Demand for this model exceeds current capacity, and without expansion, many chronically homeless seniors will remain unhoused, cycling through emergency rooms, shelters, and short-term programs that cannot deliver lasting health gains. Expanding Towne Twin Village will increase the number of supportive housing units and strengthen care coordination so residents can access primary and behavioral health care, medication support, benefits enrollment, nutrition, transportation, and community-building activities that reduce isolation. This need directly aligns with the Health and Wellness Focus Area because housing is a foundational social determinant of health. By moving seniors from survival mode into a stable home and wrapping services around them, Towne Twin Village improves health outcomes, supports recovery and independence, and helps residents sustain wellness over time.

Towne Twin Village improves the quality of life for chronically homeless seniors in a dramatic way. Our 2025 HMIS data shows that we served 81 older adults experiencing homelessness, nearly all single adults ages 55+, with 96% entering from homelessness such as streets or emergency shelter. The population had high medical and behavioral health needs, including forty-six chronic health conditions, forty-four mental health disorders, and forty physical disabilities at entry. The program successfully moved seventy-seven residents into permanent housing, with occupancy rising steadily throughout the year. Residents were White (27), Black/African American (24), and White & Hispanic/Latina/o (23). Income levels were low, with seventeen residents having no income at entry and many relying on SSI (30) or SSDI (20). Overall, the data reflects a high acuity senior PSH program stabilizing a medically vulnerable population while facing ongoing challenges related to income and documentation.

Description of Project and Proposed Use of Impact SA Funds:

HFCC is committed to ending senior homelessness through four core programs. At Towne Twin Village, HFCC provides 125 units of permanent supportive housing for unhoused seniors (80 new apartment units are under construction and will be completed in December), with rent set at 30% of income and assistance for residents with no income. Homes exceed Universal Design standards, are low-barrier, and include options such as RVs, tiny homes, and single apartments. HFCC also delivers comprehensive case management, partnering with residents on individualized care plans, goal tracking, and ongoing support. Through benefit navigation, staff help residents secure Medicaid, Social Security, SNAP, and veterans' benefits to improve stability. HFCC further connects residents to essential offsite medical, dental, and vision care through provider partnerships, including specialty care when needed. Together, these services promote health, independence, and improved quality of life.

TTV's expansion will add a new 80 units now under construction and scheduled to open in December 2026. This development will increase our PSH capacity and serve 80 additional individuals—prioritizing older adults who have lived outside the longest and have the highest medical and behavioral health needs. The expansion will function as an integrated extension of the existing village, with the same low barrier approach and support that helps residents stabilize after years of homelessness. As the building comes online, HFCC will scale staffing to support lease up while strengthening care coordination, benefits enrollment, and linkages to primary care, behavioral health, and specialty providers. Impact SA funds will help cover one care coordinator to guide residents through move in and the critical first 90 days—supporting appointments, medication access, transportation, and community connection—and will also provide rental assistance for residents across the campus who have no income.

Impact on People to Be Served - Measurable Outcomes (Described in "S.M.A.R.T." terms):

Specific: Housing First Community Coalition will add 80 apartments for older adults exiting homelessness, increasing Towne Twin Village's capacity from 125 to more than 200 residents. This expansion will extend access to safe, stable

housing and wraparound supportive services for highly vulnerable seniors in San Antonio, helping more older adults move out of homelessness and into a community designed to promote dignity, health, and long-term stability.

Measurable: We will measure success through clear implementation and housing stability benchmarks. Key indicators include securing a Certificate of Occupancy, achieving full lease-up of all 80 apartments, and monitoring resident retention and occupancy rates throughout the grant period. Together, these measures will demonstrate whether the project opened on schedule, reached intended residents, and sustained stable housing over time. They will also reflect the overall effectiveness of HFCC's supportive housing model in helping formerly homeless older adults remain safely housed and supported.

Achievable: HFCC has demonstrated the strength, readiness, and community trust needed to deliver supportive housing for older adults exiting homelessness. Founded in 2017 by volunteers from the San Antonio Catholic Worker House, HFCC turned a grassroots vision into Towne Twin Village, a supportive housing campus for seniors with long histories of homelessness. HFCC successfully planned, financed, and launched the \$40 million project through public funding, private philanthropy, and strong partnerships, showing sound stewardship and the ability to manage complex initiatives.

Relevant: HFCC's main objective was the creation of Towne Twin Village, a permanent supportive housing campus that provides care coordination, benefits navigation, recovery support, crisis intervention, and community-building programs for older adults exiting homelessness. Early outcomes align with Housing First evidence, including greater housing stability, reduced emergency system use, and improved health and well-being. HFCC's strong partner network further demonstrates its capacity to sustain high-quality supportive housing and deliver coordinated, resident-centered services over time.

Time-Bound: We expect Towne Twin Village to be fully completed and our social services program to be fully operational within one year of full occupancy, or by April 2028. By that time, residents will have access to a stable, coordinated system of supportive services, including care coordination, individualized assistance, and connections to health, benefits, and community-based resources. These supports will help older adults maintain housing, improve health and well-being, reduce crisis-driven service use, and build long-term stability in a safe, supportive community.

Project Budget:

Funding Source	Amount	Narrative
Program Fees	\$100,000.00	Rent Collected From New Apartments
Total Other Revenue	\$100,000.00	

Expense Category	ISA Exp	ISA Narrative	Other Exp	Other Exp Narrative
Indirect Costs	\$10,000.00	N/A	N/A	N/A
Agency Personnel (Salaries, Wages, Benefits)	\$72,000.00	[no information provided]	\$72,000.00	[no information provided]
Program Supplies and Expenses	\$18,000.00	[no information provided]	\$28,000.00	[no information provided]
Total Expenses	\$100,000.00		\$100,000.00	