

Senior Property Taxes

House Committee on Revenue

2/20/2025



Outline

- Oregon veteran and senior populations
- Senior property taxes
- Current property tax relief for seniors
- Other programs for seniors

Veterans by Disability and Age

SCD Rating	Disability Compensation Recipients	Percent
0% to 20%	20,452	25%
30% to 40%	11,541	14%
50% to 60%	11,721	14%
70% to 90%	23,213	28%
100%	14,654	18%
Total	81,581	100%

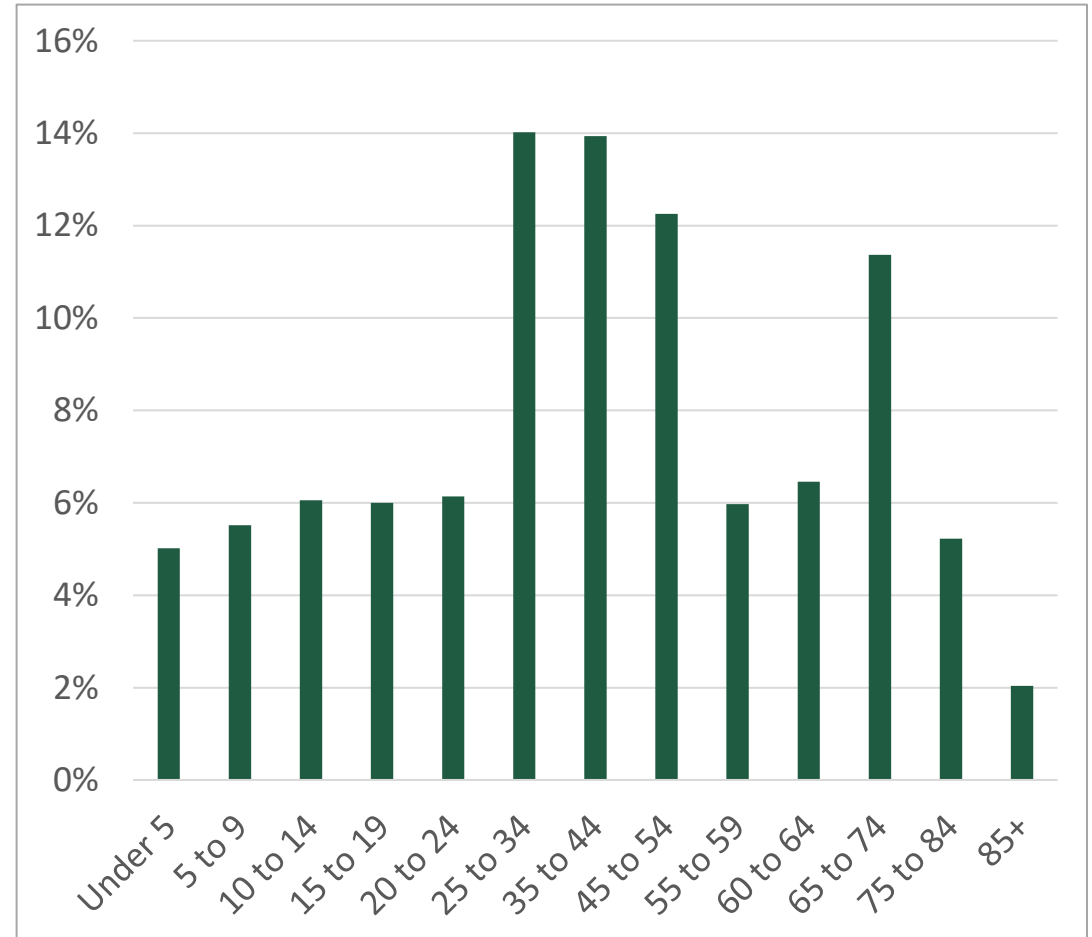
Age	Disability Compensation Recipients	Percent
17 to 44	22,046	27%
45 to 64	21,691	27%
65+	37,875	46%
Total	81,612	100%

Data source: U.S. Department of Veteran Affairs, Fiscal Year 2023

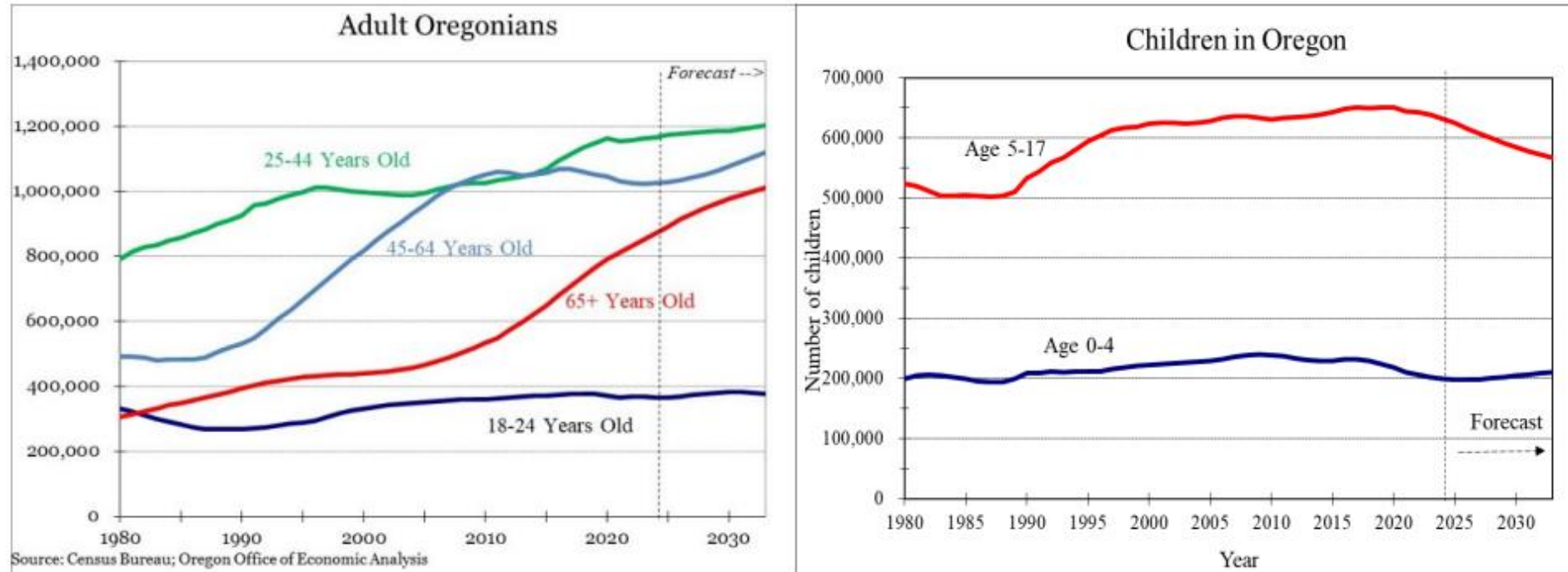
Population By Age

Age	Population	Percent
Under 5	212,485	5%
5 to 9	233,875	6%
10 to 14	256,731	6%
15 to 19	254,327	6%
20 to 24	260,286	6%
25 to 34	594,341	14%
35 to 44	590,720	14%
45 to 54	519,367	12%
55 to 59	253,166	6%
60 to 64	273,806	6%
65 to 74	481,732	11%
75 to 84	221,491	5%
85 and over	86,387	2%
Total	4,238,714	100%

Data source: U.S. Census Bureau, 2023



Population Forecast by Age

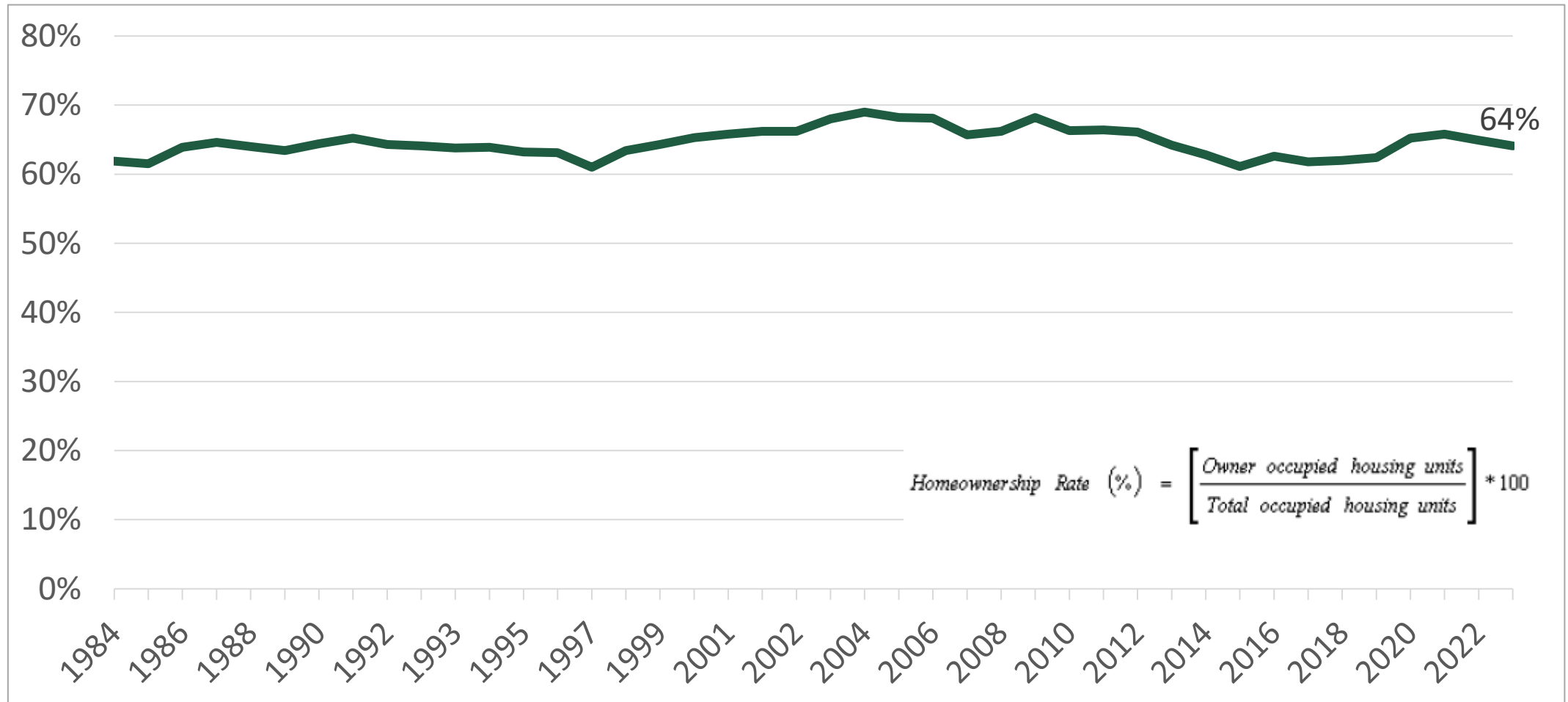


“As a sign of massive demographic structural change of Oregon’s population, the number of elderly people has exceeded the number of children under the age of 18 since 2023 [...] in 2000 the elderly population numbered a little over half of the number of children in Oregon”

“based solely on demographics of Oregon, demand for public services geared towards children and young adults will likely decline or increase only at a slower pace, whereas demand for elderly care and services will increase rapidly.”

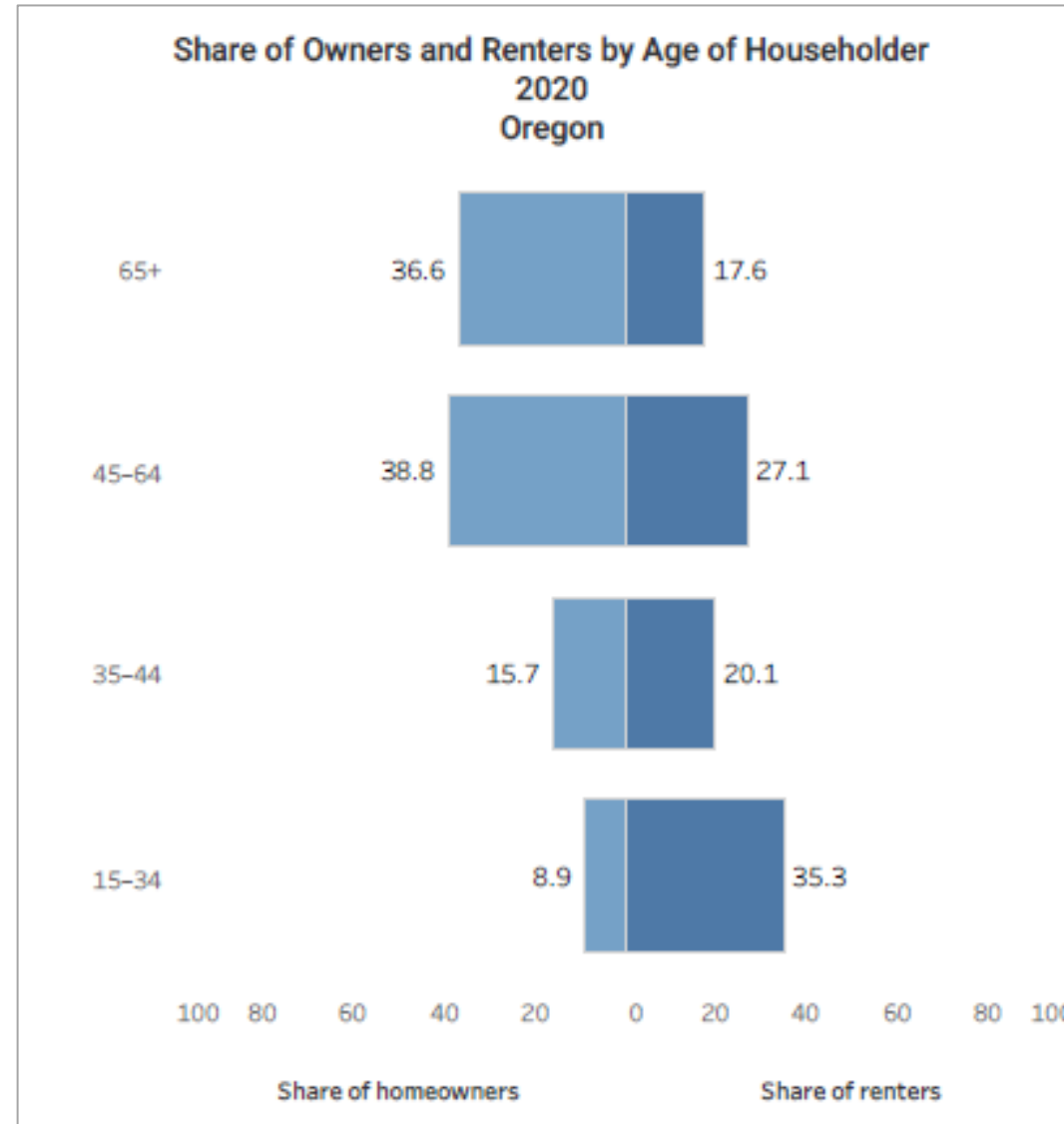
Source: Office of Economic Analysis, 2024 Q4 Forecast

Homeownership Rate



Data source: U.S. Census Bureau, 2023

Share of Owners and Renters by Age



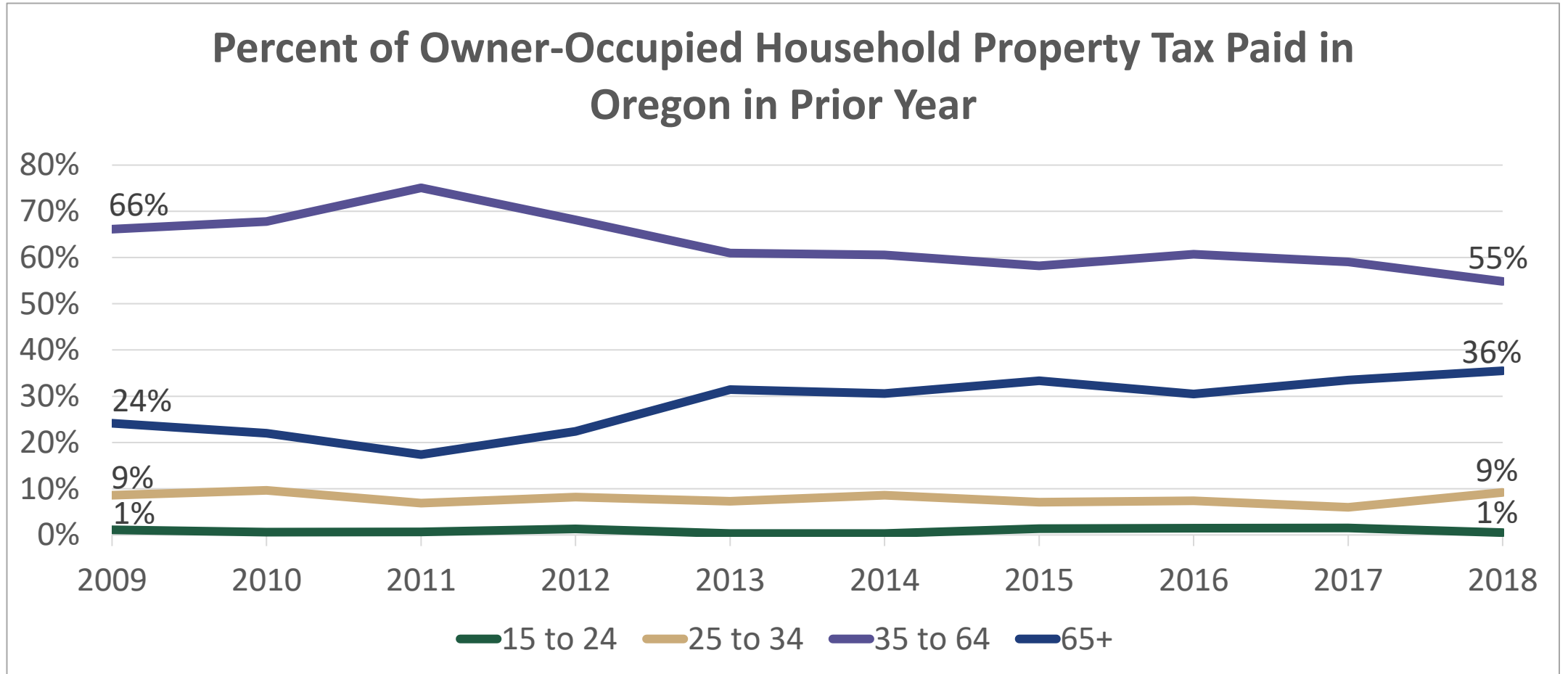
Data source: U.S. Census Bureau, 2020

Home Value by Age

Age	Value of Owner-Occupied Housing Units	Percent
15 to 24	\$4,088,213,100	1%
25 to 34	\$47,766,667,400	8%
35 to 64	\$339,683,735,900	56%
65+	\$207,949,271,400	35%
Total	\$599,487,887,800	100%

Data source: U.S. Census Bureau, 2023

Property Taxes by Age



Data source: IPUMS CPS, University of Minnesota and U.S. Census Bureau

Senior Property Taxes

- In 2023-24, total property tax imposed in Oregon was \$8.9B
- Tax imposed on residential property in Oregon was \$5.0B
- Owner-occupancy rate in Oregon was about 64%
- Individuals 65+ years of age accounted for about 36% of owner-occupied residential property taxes in Oregon
- About 23% ($64\% \times 36\%$), or \$1.2B per year, of residential property taxes imposed in Oregon are for senior owner-occupied residences

Property Tax Exemptions for Seniors

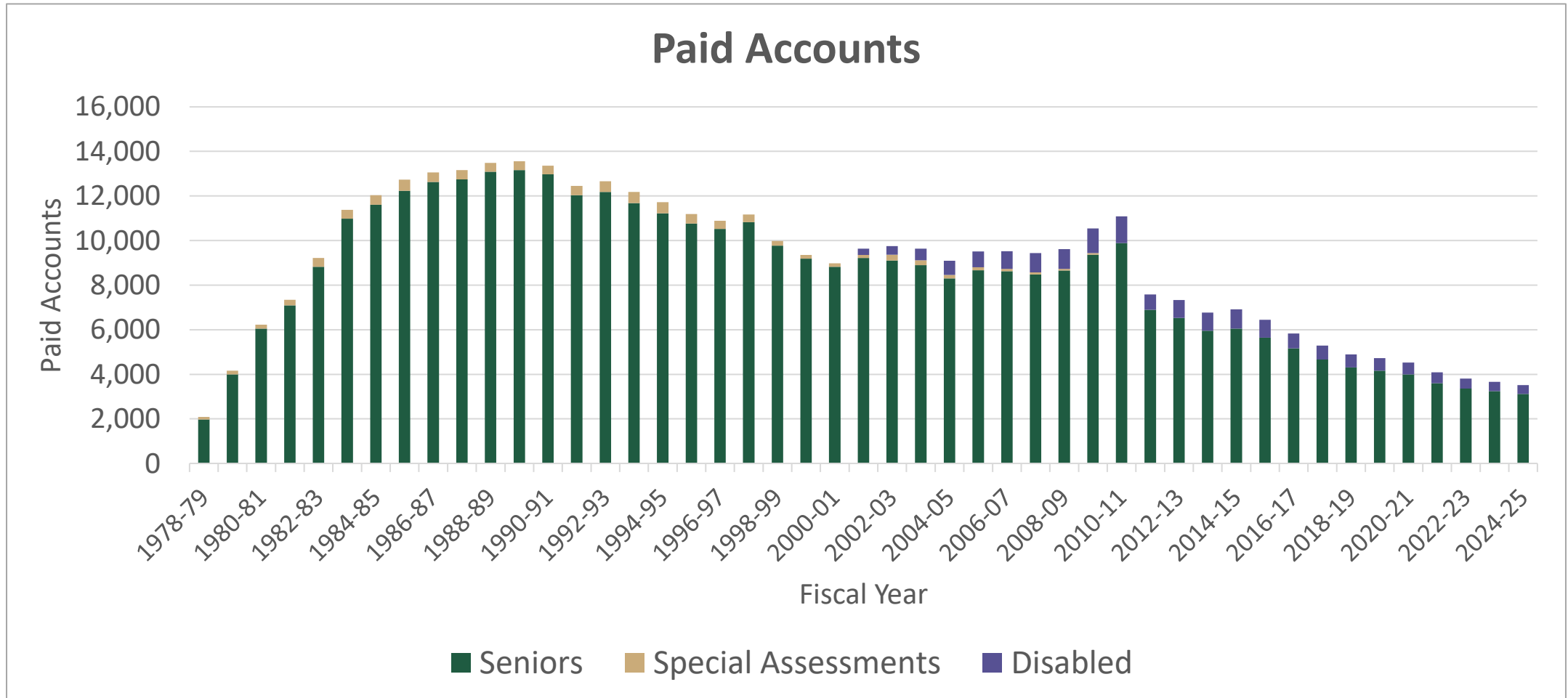
TER Number	Name	Type	Property	Age Require.	Accounts	2023-25 (\$M)	2025-27 (\$M)
2.007	Senior Service Centers	Full	Real	50+	36	\$0.4	\$0.5
2.023	Nonprofit Elderly Housing State Funded	Full	Real	N/A	43 homes	\$3.4	\$3.6
2.097	Long Term Care Facilities	Partial (district opt-out)	Real and personal	50-60% Medicaid eligible	6	\$0.2	\$0.2
2.112	Veterans in Nonprofit Elderly Housing	Partial	Personal	N/A	14	\$0.3	\$0.3
2.127	Nonprofit Housing for the Elderly	Special assess.	Real	N/A	18	<\$0.1	<\$0.1

- All these exemptions target service providers. Exemption typically reflected in reduced rents
- None of these exemptions have a sunset date
- 2.112 can be used with 2.127 and exemption for Disabled Veterans or Surviving Spouses (2.111)
- Seniors may also be eligible for other exemptions

Homestead Deferral

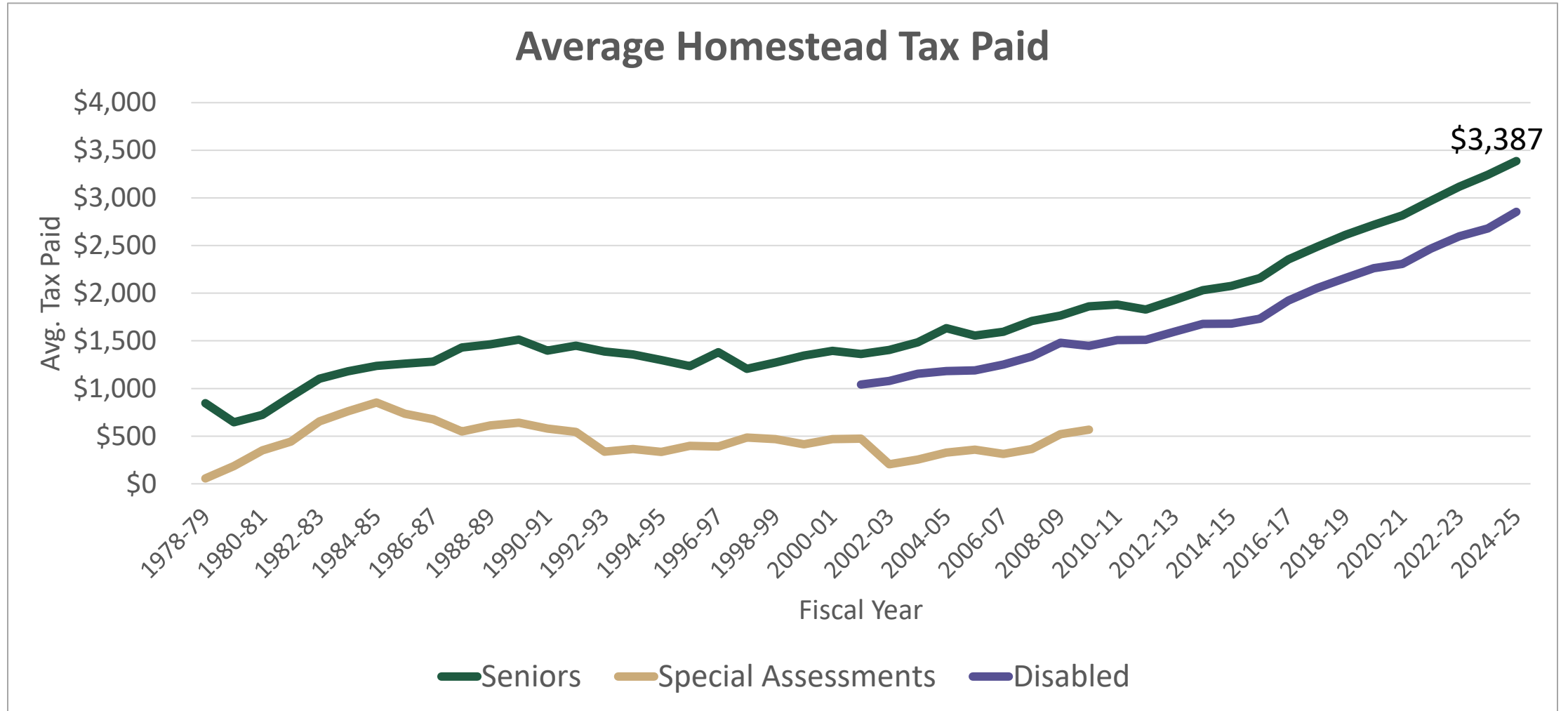
- Also known as “Senior Deferral”
- State pays homestead property taxes on behalf of participating homeowners. All deferred taxes, interest, and fees are due when the owner moves, changes ownership, or dies
- Simple 6% interest accrues annually on deferred property taxes
- Applications can be filed by individuals, or individuals filing jointly
- Must be 62+ years of age or be eligible for Social Security disability
- Sunset: deferral may not be granted after 2032-33 tax year
- HB 2543 (2011) cancelled transfer to OPI of any excess funds

Homestead Deferral (cont.)

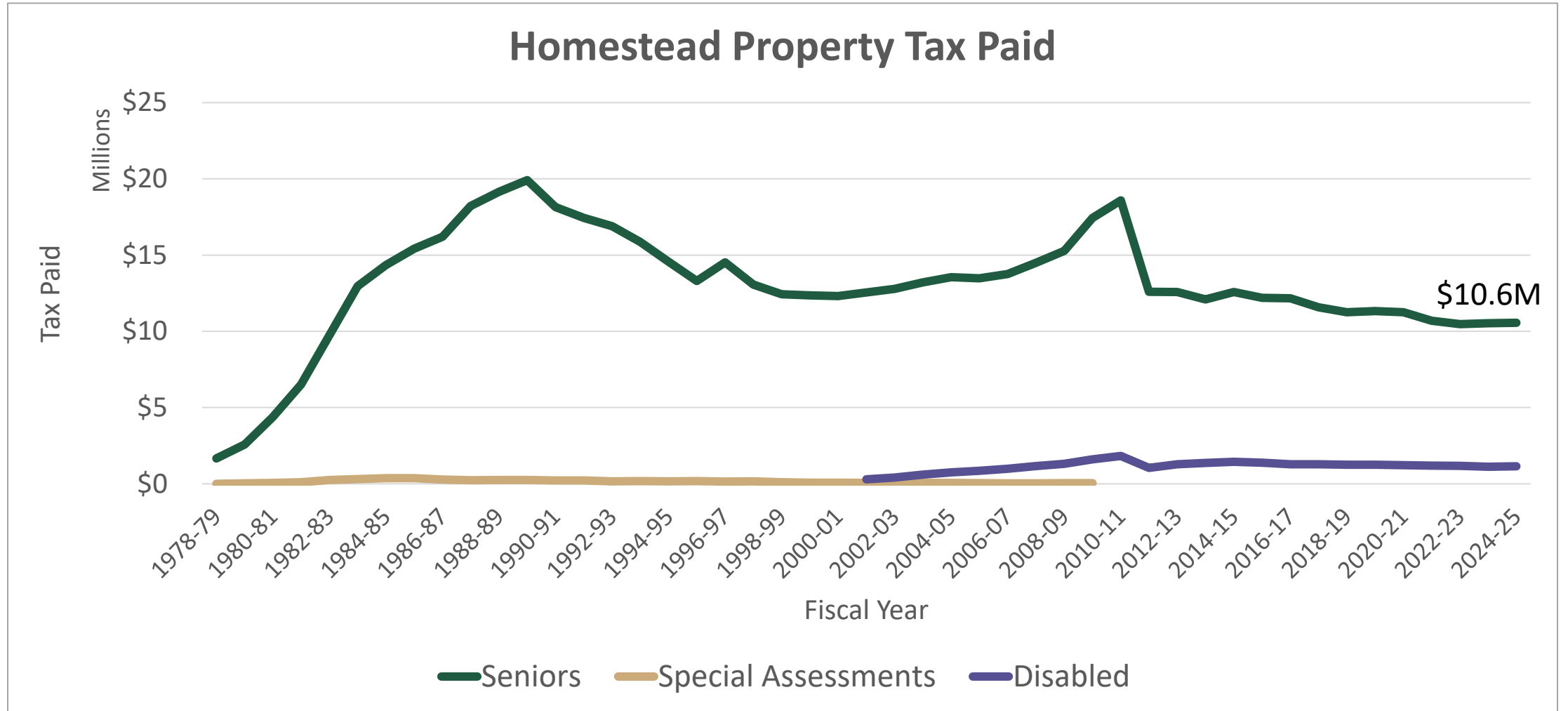


Data source: DOR Research Section

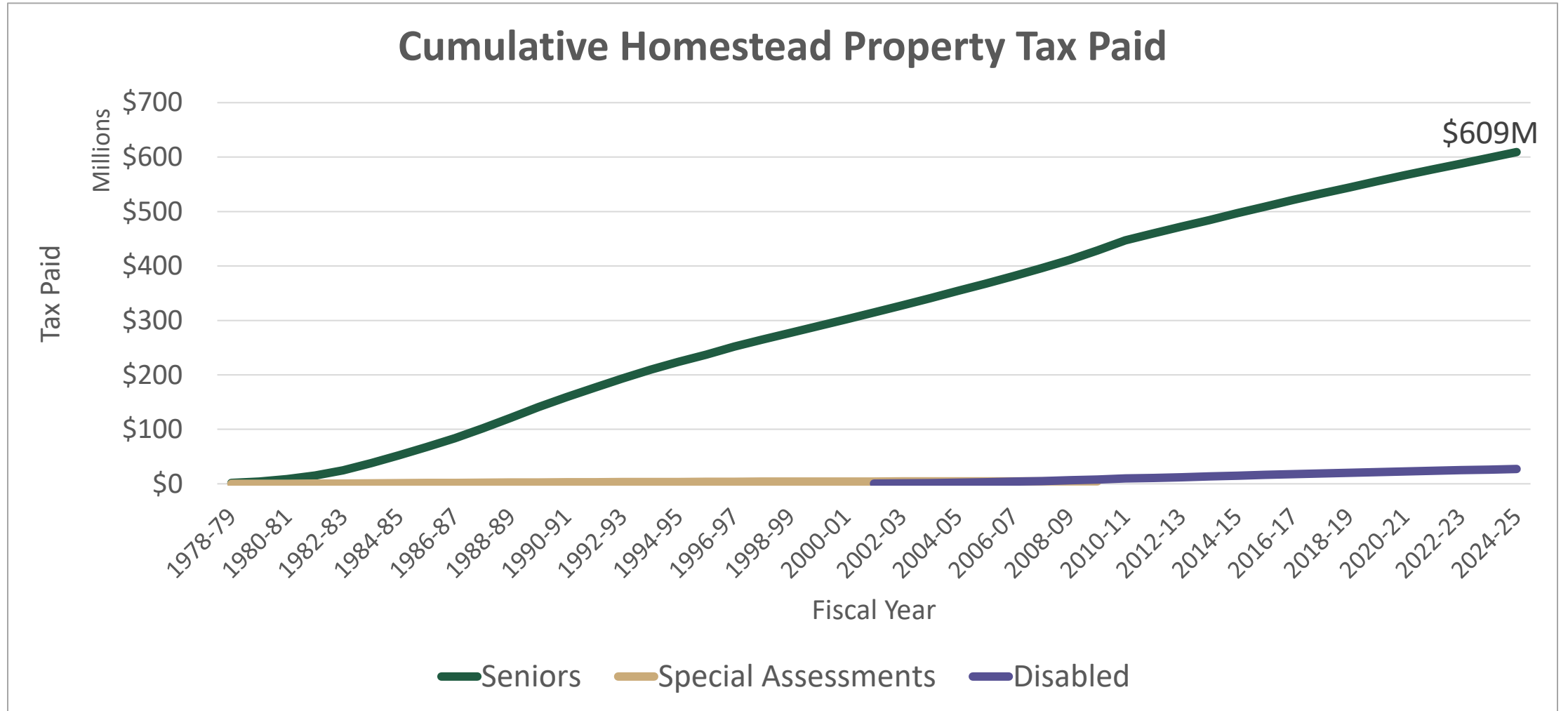
Homestead Deferral (cont.)



Homestead Deferral (cont.)



Homestead Deferral (cont.)



Other Programs for Seniors

- **Older Americans Act (OAA)** – authorizes wide array of health and social services programs through nationwide network of State Units on Aging (SUAs), Area Agencies on Aging (AAAs), tribal orgs, and local governments. See [Oregon State Plan on Aging](#)
 - Senior Community Service Employment Program
- **Property Tax Work-Off Programs** – allows nonprofit volunteerism in exchange for property tax payments
- **Oregon Project Independence - Medicaid (HHS)** – provides limited in-home services
- **Section 504 Home Repair Loans and Grants (USDA)** – 62+ to be eligible for grants
- **OHCS grants and services.** For example:
 - Elderly Rental Assistance, subject to available funding
 - Affordable Housing for Seniors (HUD)
 - Section 202 Supportive Housing for the Elderly (HUD)

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