



NORTHWEST PILOT PROJECT

OLDER ADULTS WITH COST BURDENS AT ALL-TIME HIGH

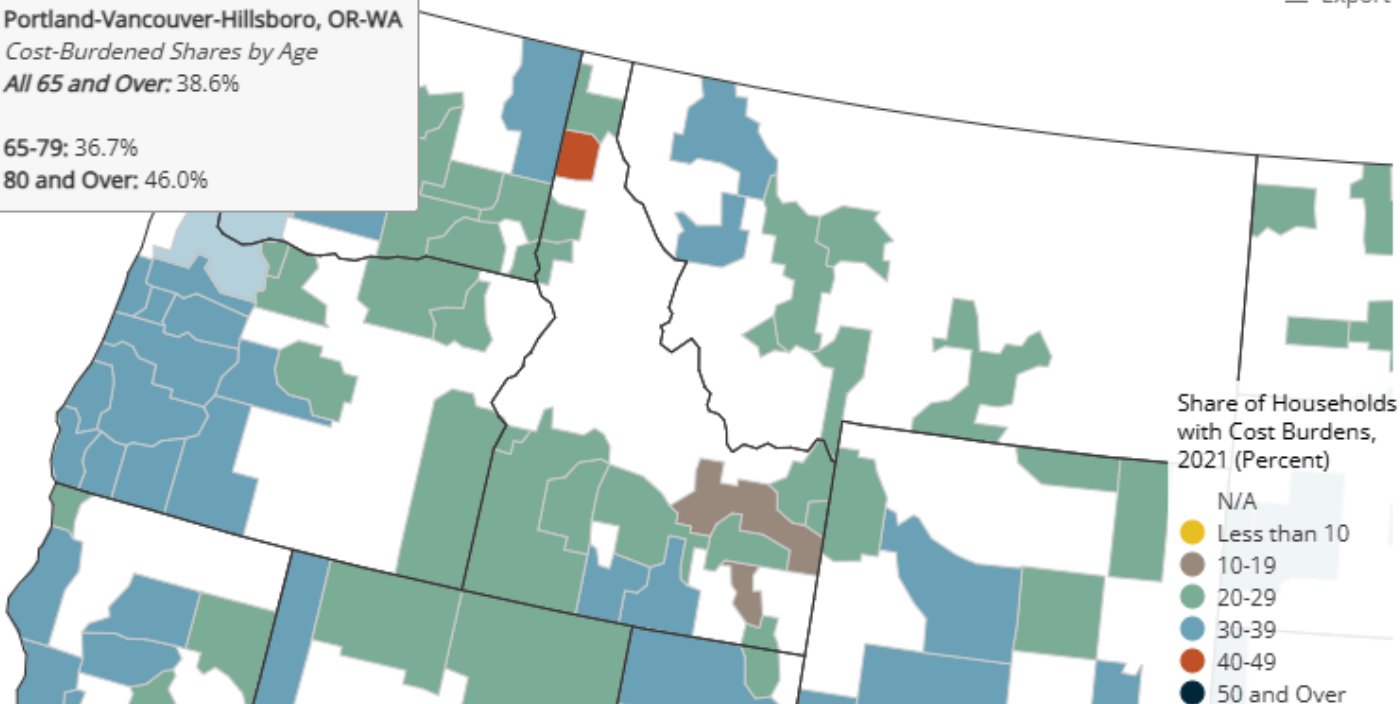
Select a household type:

- Age: 65-79 80+ All 65+
- Tenure: Own with Mortgage Own Outright Rent

Export

Portland-Vancouver-Hillsboro, OR-WA
Cost-Burdened Shares by Age
All 65 and Over: 38.6%

65-79: 36.7%
80 and Over: 46.0%



Alan DeLaTorre, PhD
Northwest Pilot Project

House Committee on Housing
and Homelessness (3/5/2025)

National Trends: Housing & Older Adults

- **More Adults Live in Multifamily Buildings as They Age:** As they age, older households are more likely to move to multifamily buildings; 21% of renters between the ages of 65 and 79 live in buildings with at least fifty units, compared to 39% adults aged 80+ or older.
- **The Older Adult Population Is Increasing Across All Geographies:** The share of older people is growing across all geographies; smaller metros and rural communities have higher concentrations of older adults.
- **Incomes of Older Adults Decline and Converge Over Time:** Regardless of housing tenure (rent vs own) and race/ethnicity, incomes decline with age and become more similar.

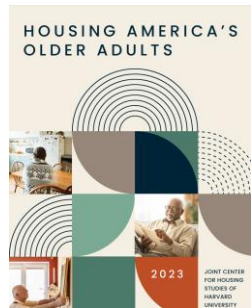
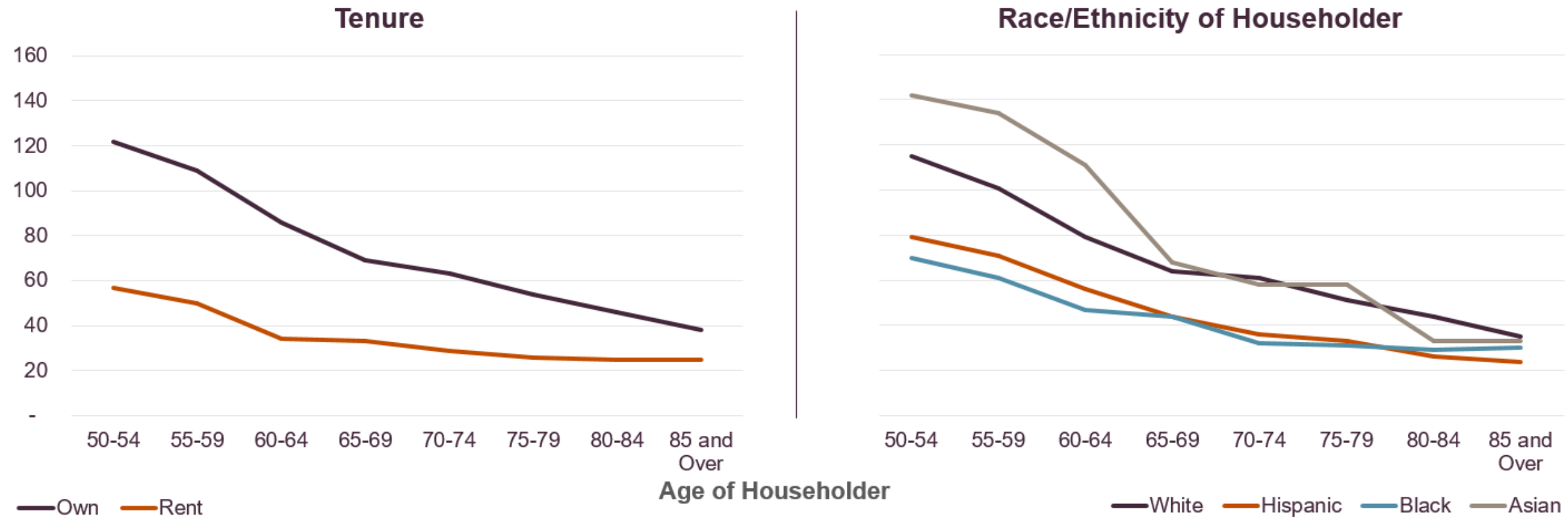


Figure 6: The Incomes of Older Adults Tend to Decline and Converge, Regardless of Tenure and Race/Ethnicity

Median Household Income (Thousands of Dollars)



Notes: Age, tenure, and race/ethnicity are those of the householder. White, Black, and Asian householders are non-Hispanic. Hispanic householders may be of any race.
 Source: JCHS tabulations of US Census Bureau, 2022 Current Population Survey via IPUMS-CPS.

Oregon: Older Adults & Disability Rates are Increasing Across Our State

“Oregon is expected to be older, made up of a larger non-White population, and living with a higher rate of disability than previously has been seen in the state.”

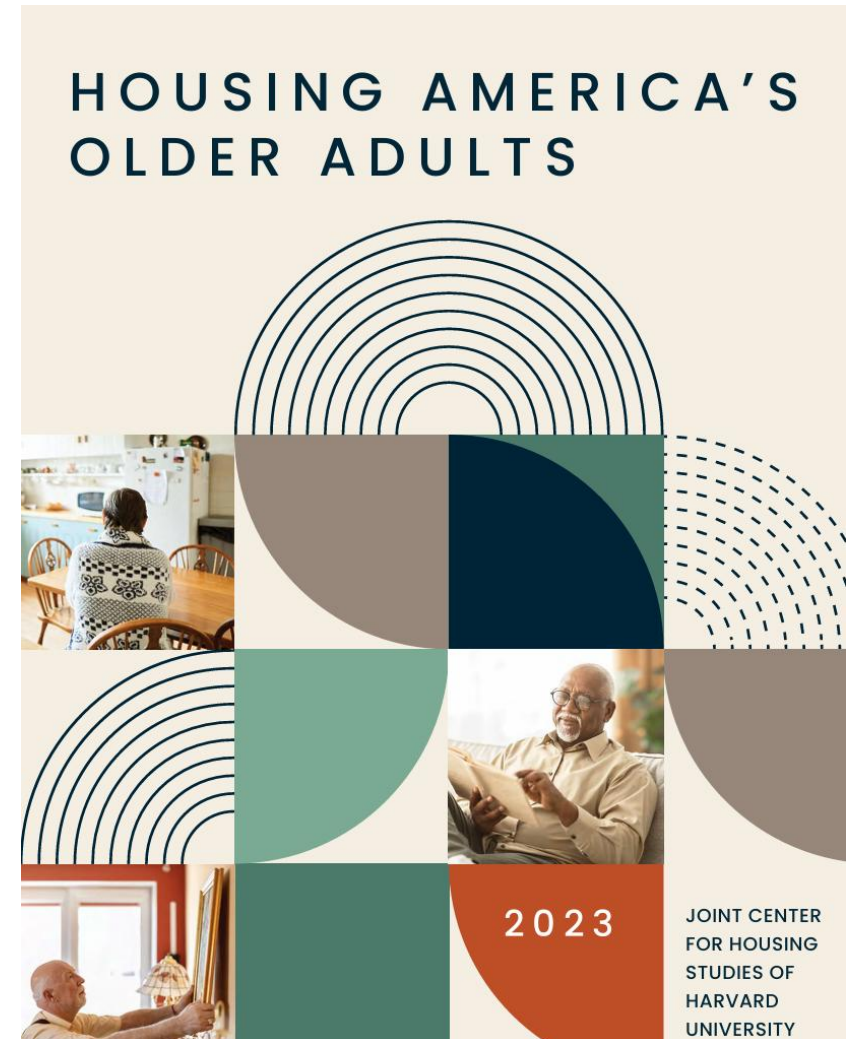
-Portland State University (2023)



**Oregon Tribal Land & County Population
Projections by Race & Ethnicity**
Portland State Population Research Center
June 25, 2023

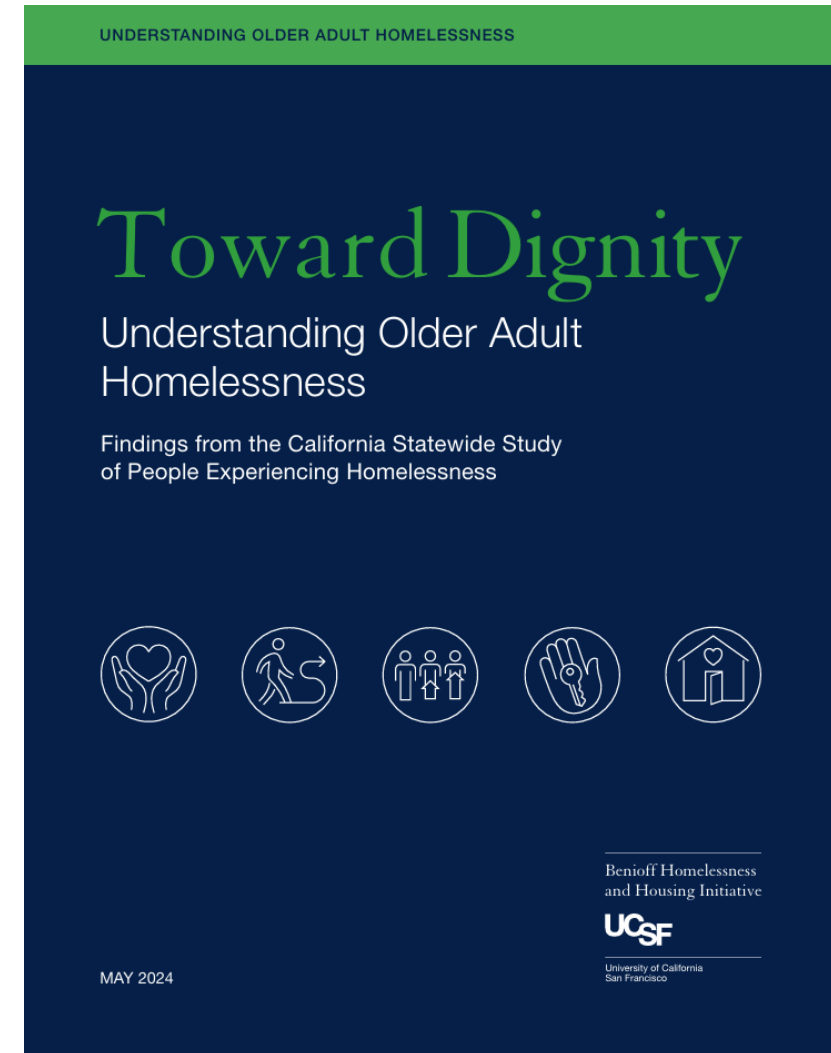
Housing Precarity & Homelessness for Older Adults

- Older adults are the fastest growing segment of the homeless population (U.S. Department of Health and Human Services, 2023)
- Demand from renters for federal housing support dramatically exceeds supply, especially for older renters at or below 50% AMI; housing assistance through public housing, Housing Choice Vouchers, project-based Section 8 vouchers, and Section 202 Supportive Housing for the Elderly on serves 36.5% of eligible households (JCHS, 2023).



Accessible Housing

- **Oregon Housing Needs Analysis (OHNA):** OHNA-related needs assessments were not able to estimate the available accessible housing stock, which hampers our ability to develop adequate production strategies.
- **Accessible Housing is a Factor in Homelessness:** In a CA-based research study on older adults experiencing homelessness (Oregon's best comparable study), 32% of survey respondents reported that they were not able to find housing that met their needs due to a physical disability and housing characteristics such as the presence of stairs, doors that don't accommodate the width of a wheelchair, lack of handrails in showers, etc. (UCSF, 2024)



THANK YOU