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10-2014

### **Enhancing Equity for an Aging Region**

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#### Citation Details

DeLaTorre, Alan; Girard, Lee; Weinstock, Bobby; and Lycan, Richard, "Enhancing Equity for an Aging Region" (2014). *Institute on Aging Publications*. 47. https://pdxscholar.library.pdx.edu/aging\_pub/47

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October 3<sup>rd</sup>
Portland,
Oregon

@ Porland State University

2<sup>th</sup> Annual
Regional Livability
Summit



# Enhancing Equity for an Aging Region

### **Moderator:**

Margaret B. Neal – Portland State University, Institute on Aging **Speakers:** 

Alan DeLaTorre – Portland State University, Institute on Aging Lee Girard – Multnomah County Aging and Disability Services

Bobby Weinstock – Northwest Pilot Project

Dick Lycan – Portland State University, Institute on Aging

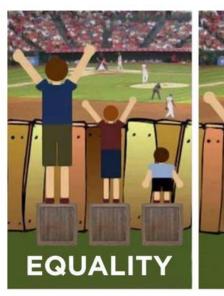


## Aging and Equity in the Greater Portland Metropolitan Region

Alan DeLaTorre, Ph.D. – Research Associate Portland State University – Institute on Aging

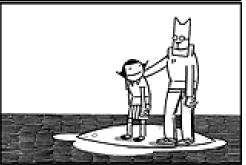
## What is Equity?

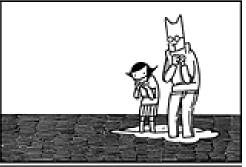
- Metro: The benefits and burdens of growth and change are distributed equitably
- Portland: Everyone has access to the opportunities necessary to satisfy their essential needs, advance their well-being, and achieve their full potential





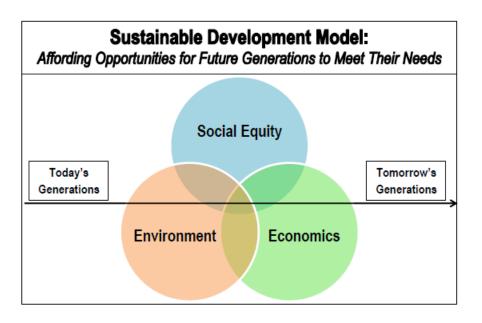
### A rising tide life all boats







### Equity, Sustainability & Age-Friendly Communities



<b>Sustainability Domains</b>	Age-Friendly Domains
Environmental Equity	Housing
	Transportation
	Outdoor Spaces
	Buildings
Social Equity	Respect and Social Inclusion
	Social Participation
	Civic Participation &
	Volunteering
	Communication & Information
	Community Support
	Health Services
Economic Equity	Employment
	Economic Development

## Planning for an Aging Population

- Our region is aging in a rapid and unprecedented manner and our window of opportunity to prepare is shrinking
- Various public, non-profit, and for-private entities provide programs to meet the needs of older adults and people with disabilities
- However, regional and local planning and policymaking still pay insufficient attention to our future age structure and opportunities for collective impact
  - Consider this: Population aging may be the biggest demographic change we are facing over the next 20+ years!



http://www.chinadailyasia.com/

### Investing in Older Adults and Our Future





Draft Comprehensive Plan



http://samsonmedia.net/

- This issue is personal, even though you may want to deny it!
- Environments that facilitate active aging are good for those of all ages and abilities
- The Greater Portland Metropolitan Region is positioned to be a national and international leader in creating age-friendly environments
- Older adults must be considered an asset to our region!

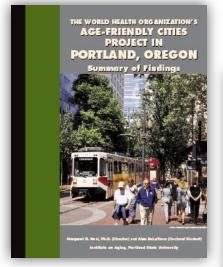
## Portland is a Leader in the International Age-Friendly Cities Movement

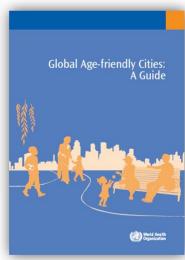
**2006-2007:** PSU Institute on Aging research on behalf of Portland as only U.S. city among 33 cities in World Health Organization's (WHO) Global Age-Friendly Cities project

**2010:** Application for membership in WHO Global Network of Age-Friendly Cities

**2011:** Official acceptance into WHO Network







**2011-2013:** Advisory Council meets, develops Action Plan; consultation with WHO, AARP on indicators of age friendliness

**Oct. 2013:** City Council approves Action Plan



## Action Plan for an Age-Friendly Portland

- Age-Friendly Portland
   Advisory Council
   developed based on
   evidence and multiple
   stakeholder perspectives
- Not all actions listed are new; builds on activities already underway
- Involves partnerships public-public, publicprivate

### Action Plan for an Age-Friendly Portland



Prepared by: The Age-Friendly Portland Advisory Council

October 8, 2013



### Implementing the Action Plan

- Prioritizing 3 areas:
  - Housing Options & Policy
  - **Economic Development & Employment**
  - Civic Engagement & Volunteering
- Meetings with City Bureau liaisons, potential partners re: each Action Plan item
- Establishing indicators for monitoring progress, preparing Implementation Guide

### **Economic Development**

rom obesity are expected to be as high as \$957 billion by

estimates that if the U.S. would grow in a more compact development costs 38 percent less than convention

For many years, public transit, bicycle lanes, trails and an average of 11.4 jobs for every \$1 million spent while ewalks have suffered from a lack of investment. The road-only projects create 7.8 jobs per \$1 million? After consequences are congestion, inactivity and obesity, as slowing traffic and improving biovoling on Valencia Street If current trends continue, total U.S. costs resulting to increased pedestrian and bicycle activity.

2030. The price of poor air quality due to transportation is command a premium of about \$4,000 to \$34,000 more predicted to be between \$50 billion and \$80 billion a year. 2 than homes with average levels of walkability. A 1999

nation's economic health and quality of life. One study development studies concluded that dense, mixed-use way between 2000 and 2025, the country could save \$110 suburban development on average, generates 10 time more tax revenue per acre and saves municipalities ar





"What Are Old People For?" BUILDING A COMMUNITY FOR ALL AGES

A community engagement project designed to stimulate an intergenerational dialogue, raise public awareness of the interconnectedness of the generations, and demonstrate the value of older adults as a catalyst for change.

agefriendlyportland.org

COMPREHENSIVE PLAN UPDATE 2035 **Comprehensive Plan Proposed Draft** What's Inside?

Introduction

About the Plan

**Goals and Policies** 

List of Significant Projects

Comprehensive Plan Map

July 2014

Portland's Comprehensive Plan Update For more information, visit:







 For more information about the Age-Friendly Portland initiative, please check out <u>agefriendlyportland.org</u>



# Aging & Equity in Multnomah County

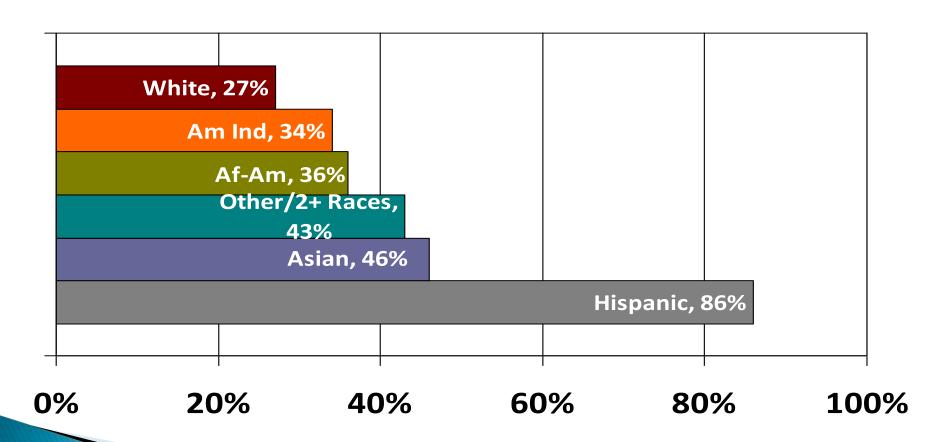
Lee Girard

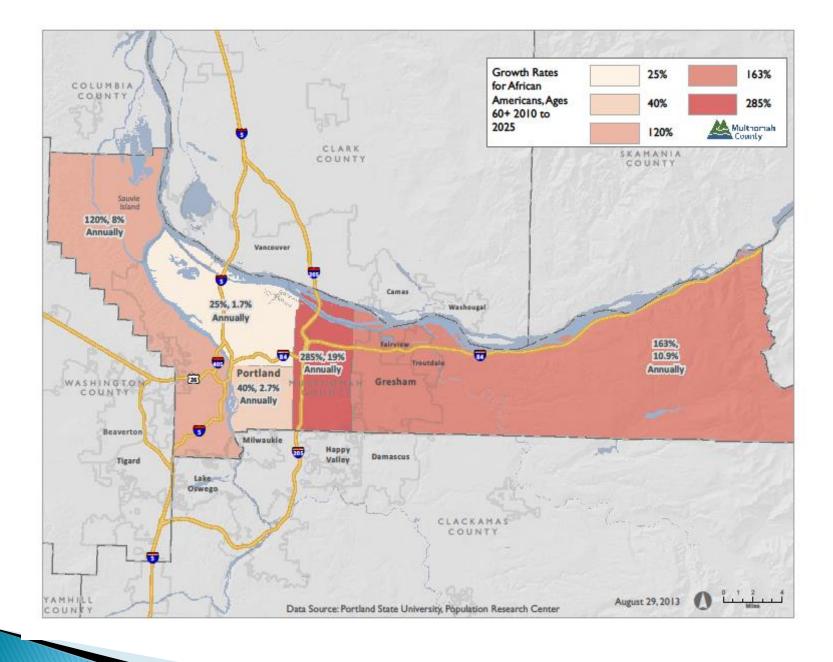
Multnomah County Aging & Disability Services lee.girard@multco.us

## The Numbers through 2025

- Big gains expected for 60+ population
- Slight drop projected for 85+ population
- Percent of older adults below Federal Poverty Level (FPL) to remain stable, except for racial/ethnic minority elders
- Mid, East, and West will likely show greatest increases in older residents
- Dramatic growth rates predicted for racial and ethnic minority elders

# Projected increases for 60+ below FPL by race, ethnicity 2010 - 2017





## Challenges

- Workforce
- Money follows the person vs maintaining community infrastructure
- Do our service systems & structures meet the needs of diverse communities
- Engaging communities

## **Tools**

- Equity & Empowerment Lens
  - https://multco.us/diversity-equity/equity-andempowerment-lens
- Multi-ethnic Action Committee
- Community Planning & Engagement
  - Innovations Work Group
  - Evaluation & Analysis
  - Key Stakeholders
  - Engaging community



http://www.nwpilotproject.org/

## Housing the Region's Vulnerable Older Adults

Bobby Weinstock Housing Advocate Northwest Pilot Project

		2005- 2009 Portland	2006- 2010 Portland	2005-2009 Multnomah County	2006-2010 Multnomah County
Extremely Low Income Households (0-30% MFI)	Total Renter Households	30,005	28,975	34,790	33,410
Rent < \$365 is affordable for a HH of one with \$0-\$1217 monthly income	Affordable Units	10,505	10,255	12,010	11,500
Rent < \$520 is affordable for a HH of four with \$0-\$1733 monthly income	Surplus/Deficit of Affordable Units	-19,500	-18,720	-22,780	-21,910
	Renters With Over 50% Rent Burden	67%	67%	68%	69%
Very Low Income Households (31-50% MFI)	Total Renter Households	19,425	19,930	23,595	24,190
Rent of \$365-\$608 is affordable for a HH of one with \$1217-\$2025 monthly income	Affordable Units	33,510	21,490	41,045	25,500
Rent of \$520-\$868 is affordable for a HH of four with \$1733-\$2892 monthly income	Surplus/Deficit of Affordable Units	14,085	1,560	17,450	1,310
	Surplus/ Deflat of Affordable Units	14,085	1,500	17,450	1,310
	Renters With Over 50% Rent Burden	27%	35%	26%	34%
Low Income Households (51-80% MFI)	Total Renter Households	23,150	23,240	28,920	28,745
Rent of \$608-\$971 is affordable for a HH of one with \$2025-\$3238 monthly income	Affordable Units	48,975	58,035	60,125	72,605
Rent of \$868-\$1388 is affordable for a HH of four with \$2892-\$4625 monthly income	Surplus/Deficit of Affordable Units	25,825	34,795	31,205	43,860
	Renters With Over 50% Rent Burden	7%	9%	6%	8%
Annual median family income (MFI) for a household of one is \$48,580 and for a household	sehold of four is \$69,400				
HUD defines affordable rent as paying no more than 30% of income for housing					
Portland Housing Bureau Tabulations of CHAS 2006-2010 County and Place Data (Ta	bles 8, 14B and 15C) and 2013 Point-In-Time C	Count of Homelessness	in Portland/Multnom	nah County, Oregon	

## INCOME LEVELS AND HOUSING AFFORDABILITY FOR NWPP CLIENTS IN 2014

Income Source	Monthly <u>Income</u>	Annual <u>Income</u>	% of 2014 Median Family Income*	Affordable <u>Monthly Rent</u> **
Supplemental Security Income (SSI)	\$ 721	\$ 8,652	18%	<b>\$216</b>
Employed half-time at minimum wage (\$9.10/hr)	\$ 789	\$ 9,464	19%	\$237
Social Security (average)	\$ 975	\$11,700	24%	\$293
Veteran's Pension	\$1,053	\$12,636	26%	\$316
Employed full-time at minimum wage (\$9.10/hr)	\$1,577	\$18,928	39%	\$473

<sup>\* \$48,580</sup> is the 2014 Median Family Income (MFI) for a single person in Multnomah County as determined by HUD (Department of Housing & Urban Development).

<sup>\*\*</sup> HUD defines affordable rent as paying no more than 30% of your income for housing.

# Where Older People Live in Portland

Richard Lycan

Senior Research Associate

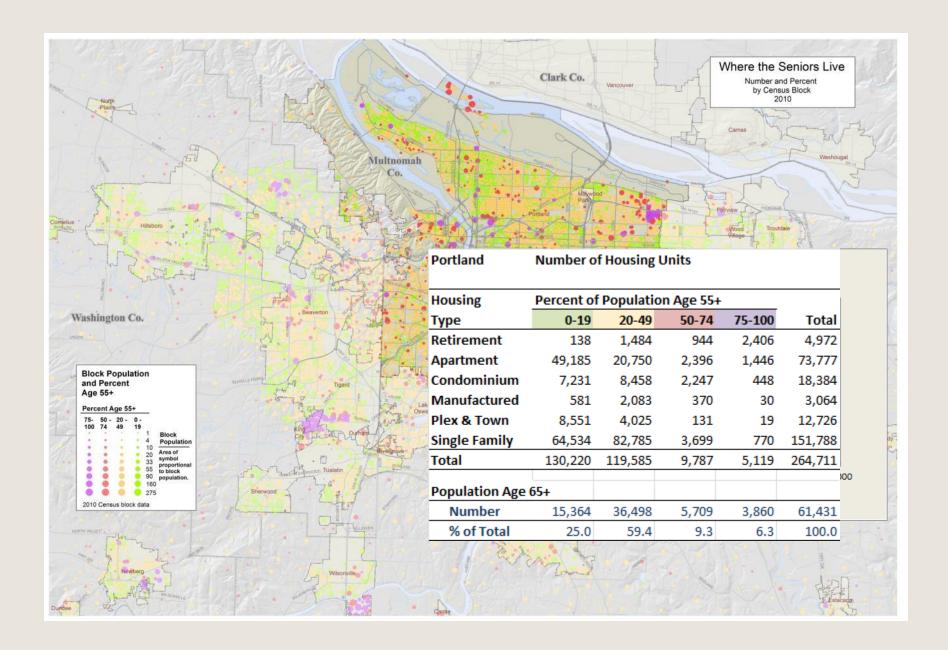
Institute on Aging – Portland State University

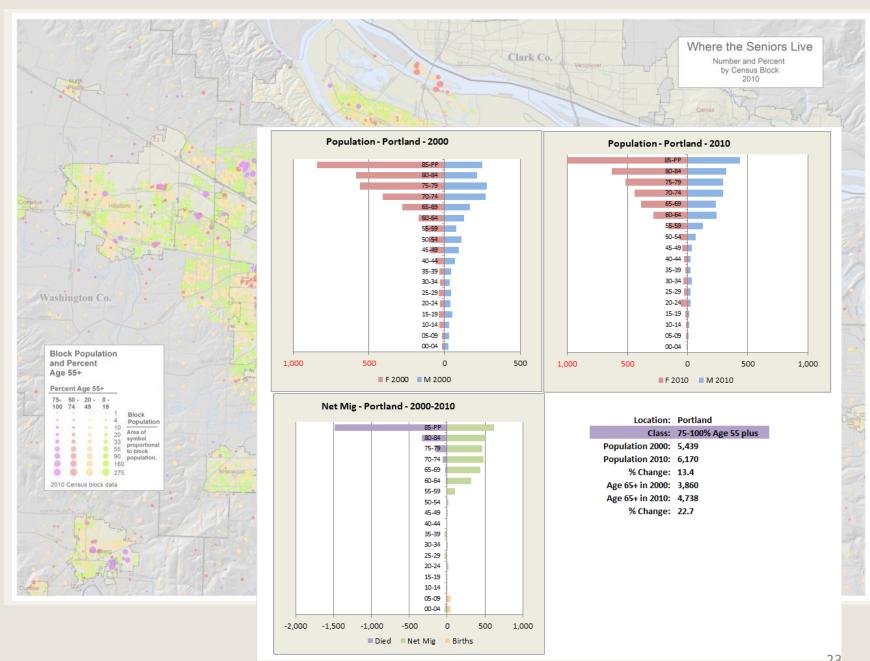
Regional Livability Summit, Oct. 2014

- Where the older persons live
  - Mapping
  - Concentrations
  - Dispersions
- A typology
- Housing types
- Comings and goings

Sources: 2010 Census Summary File 1, Metro

**Regional Land Information System** 

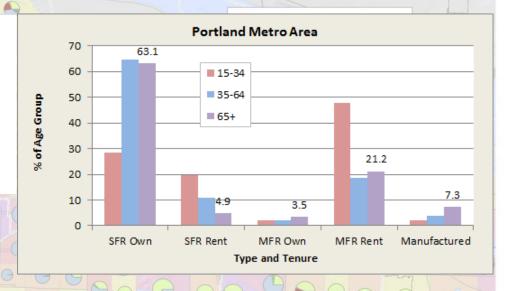




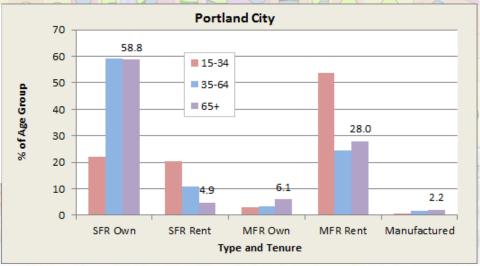
- Housing types for older persons
  - Portland compared to Metro area
  - Age affects housing choice
  - Married couple vs others
  - Increasing disability rates with age
- Many older persons in multifamily housing
  - Most older people in apartments in some neighborhoods
  - Mixed land use with commercial apartments, other
  - Often single, less affluent and able to adapt

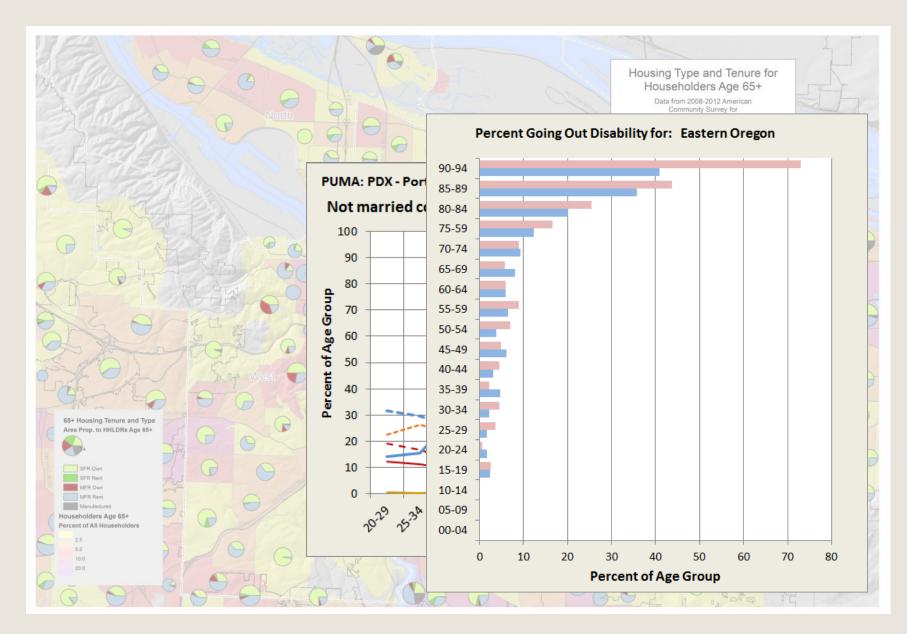
Sources: American Community Survey, Metro Regional Land Information System

	Age of H	Age of Householder										
Type/Tenure	15-34	35-64	65+	All								
SFR Own	54,543	330,364	102,949	487,856								
SFR Rent	37,541	55,587	7,988	101,116								
MFR Own	3,703	9,786	5,697	19,186								
MFR Rent	91,215	94,583	34,591	220,389								
Manufactured	4,010	20,029	11,955	35,994								
Total	191,012	510,349	163,180	864,541								



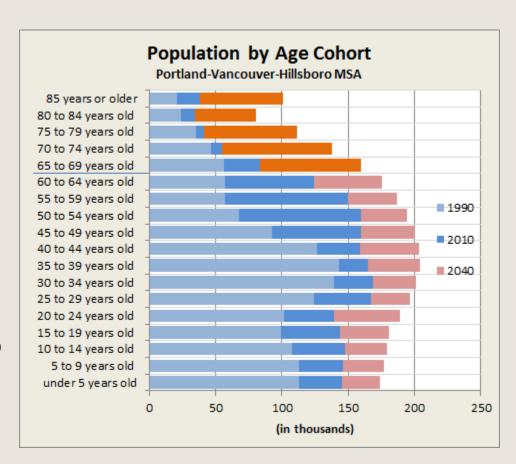
Type/Tenure	15-34	35-64	65+	All
SFR Own	15,161	82,260	24,230	121,651
SFR Rent	13,901	15,109	2,013	31,023
MFR Own	2,009	4,904	2,524	9,437
MFR Rent	36,854	34,197	11,551	82,602
Manufactured	537	2,402	897	3,836
Total	68,462	138,872	41,215	248,549





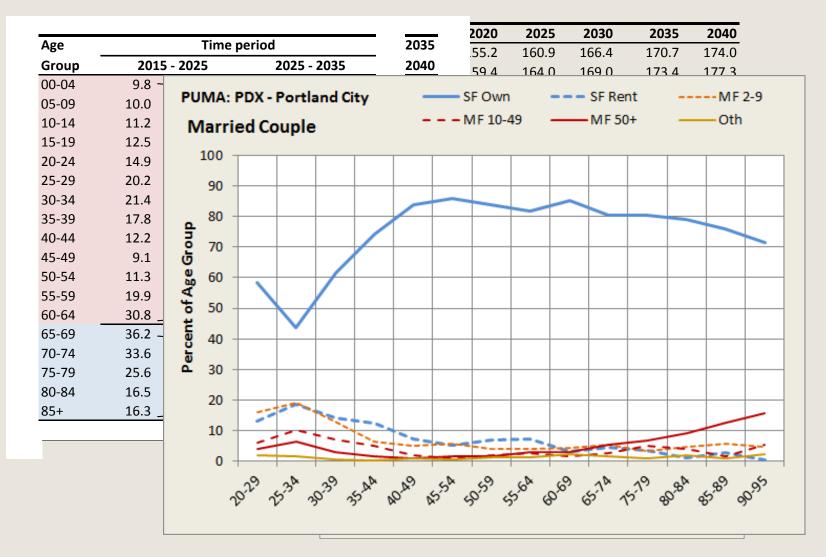
## The Portland, Hillsboro, Vancouver MSA population forecast

- Based on cohortcomponent model – births, deaths, and net migration.
- The red areas represent growth from 2010 to 2040. The bright red the growth of the age 65 plus.
- A large part of the population growth is due to the aging of the baby boomer population.



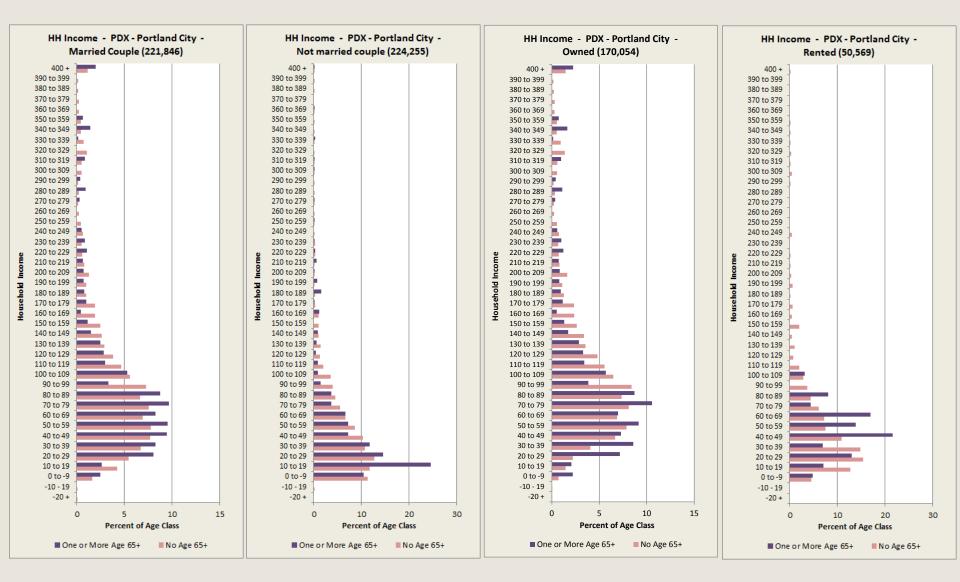
#### Portland-Hillsboro-Vancouver, OR-WA MSA

(Thousands)



### Income and housing affordability

- Income by tenure and household type
  - Renters have lower income and fewer assets
  - Married couples are better off than one person households
- Housing affordability by tenure and household type
  - Renters are more burdened by housing costs
  - Many older households own their home free and clear
  - Those who are paying mortgage are more burdened by housing costs.



Married Couple

Not a Married Couple

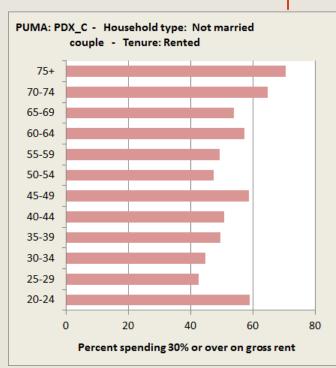
Owner

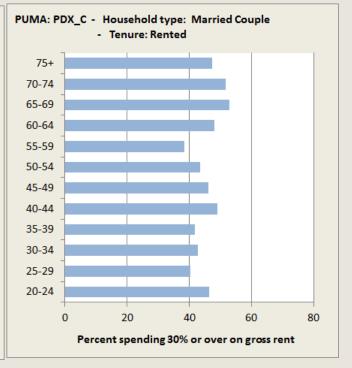
Renter

Household Type

**Housing Tenure** 

PUMA: PDX	_C - Hous	ehold type	: Not mar	ried coupl	e - Tenui	re: Rented																
Age of	Rent a	s percent	of income																			
Residents	00-04	05-09	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-59	80-84	85-89	90-94	95-100	100+	Total
00-04	-	1.2	1.4	9.5	7.4	6.6	8.2	5.7	6.8	5.4	2.9	2.1	7.4	4.1	5.2	0.5	0.9	3.7	0.2	1.9	19.1	100.0
05-09	-	1.9	1.9	8.9	7.2	7.2	9.8	7.8	10.7	6.2	1.4	3.6	0.9	2.1	4.0	2.3	0.9	2.0	-	-	21.4	100.0
10-14	-	8.3	3.6	3.2	9.1	4.5	13.4	9.3	2.4	7.3	3.0	2.3	3.4	3.3	4.1	0.9	0.3	0.2	-	0.3	21.0	100.0
15-19	-	2.8	4.2	6.6	8.7	4.4	8.8	7.4	8.1	7.2	5.8	4.1	3.1	2.2	2.0	2.0	1.2	-	-	0.2	21.3	100.0
20-24	0.2	0.7	3.7	11.2	12.6	10.3	8.1	5.6	5.0	4.5	2.9	1.7	2.1	2.4	2.1	3.1	1.5	0.6	2.4	0.8	18.6	100.0
25-29	-	1.1	6.6	17.4	18.9	11.4	8.0	7.0	4.9	4.3	3.6	2.7	1.9	1.9	1.0	1.8	0.5	0.3	-	0.7	6.2	100.0
30-34	-	1.3	11.6	15.6	17.2	9.1	8.6	7.3	4.3	6.1	2.2	1.0	2.2	1.3	1.4	0.2	0.4	0.9	0.8	0.1	8.4	100.0
35-39	0.2	3.1	9.6	15.4	12.2	11.6	7.1	6.6	4.7	3.5	3.8	3.4	1.3	1.8	1.3	2.2	0.2	1.2	0.4	0.2	10.2	100.0
40-44	-	4.0	10.4	13.7	14.4	10.1	8.2	7.4	4.2	5.4	3.7	0.7	1.7	1.1	1.8	2.0	0.2	0.2	2.0	0.5	8.3	100.0
45-49	0.8	2.5	7.5	8.4	10.3	16.0	13.3	8.4	5.3	1.7	2.8	2.7	0.3	0.9	1.3	0.5	0.6	0.2	0.7	2.2	13.6	100.0
50-54	0.3	3.6	5.0	9.1	15.7	13.1	9.6	7.3	7.6	4.1	4.3	2.2	1.7	1.7	0.9	0.8	1.5	1.0	1.0	0.2	9.3	100.0
55-59	0.8	4.3	8.7	14.2	9.4	15.0	7.4	9.4	4.5	4.0	0.8	3.8	2.1	1.5	0.1	1.9	1.4	-	0.5	1.2	9.2	100.0
60-64	3.5	0.8	4.4	14.3	10.6	13.2	7.7	6.5	5.3	2.7	1.8	2.1	2.1	2.7	2.0	1.5	1.0	2.5	1.2	1.6	12.5	100.0
65-69		2.5	6.9	6.9	10.6	12.7	7.0	12.3	6.1	4.2	5.0	0.8	8.2	1.3	0.6	3.1	1.3	0.9		4.4	5.2	100.0
70-74	1.1	4.3	7.6	8.9	3.5	13.2	4.7	16.4	2.0	7.0	3.4	3.9	5.4	6.8	0.7	-	0.8	1.1	1.0	3.0	5.3	100.0
75-59	-	2.8	3.4	7.5	13.0	14.7	3.7	11.6	12.9	7.0	5.1	-	3.1	2.8	1.0	3.1	-	1.6	1.4	-	5.5	100.0
80-84	-	-	9.4	2.7	9.5	4.3	8.3	4.3	3.6	4.6	7.9	4.1	2.7	7.5	3.3	3.0	3.8	1.6	4.0	0.6	14.8	100.0
85-89	-	-	1.7	8.6	6.7	5.6	4.1	3.0	3.4	11.2	8.9	6.5	7.2	1.5	5.9	3.7	3.2	2.5	-	1.1	15.2	100.0
90-94	-	-	2.3	4.9	7.0	13.6	7.7	2.6	2.1	21.6	-	7.2	-	3.4	2.0	9.0	-	-	-	-	16.6	100.0
Total	0.2	2.1	6.5	12.3	13.2	10.4	8.5	7.3	5.3	4.9	3.3	2.4	2.4	2.1	1.8	1.7	0.8	0.9	0.8	0.8	12.1	100.0



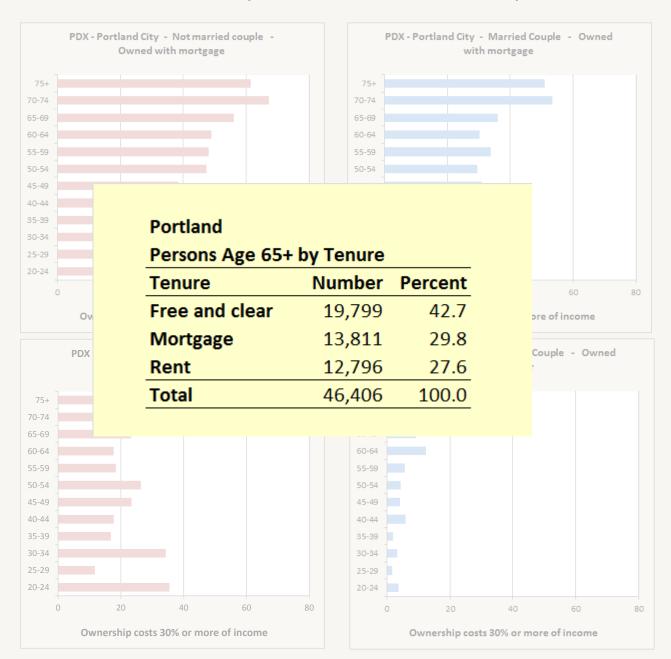


### Not Married Couple

### Married Couple

Owned with mortgage





### Conclusions

- Most of Portland's older households are married couples living into their 80's in single family housing which they often own free and clear.
- But a substantial number less well off older households live in apartments, often one person households, and have fewer assets to cope with late in life housing needs.
- Based on Metro forecasts a large part of the growth from 2015 to 2025 will be persons age 65 plus, 36-38% for the Metro area, 40-44% for Portland.
- The aging of the baby boomer population will result in a large demand for housing for older persons, and the effects of this will be felt in the next ten years
- The Portland Plan, background housing studies, and Metro forecasts pay no special heed to the growth of this older population but are mainly oriented to workforce and younger households.
- In the determination of housing needs for older persons the Portland Plan should consider the variety of types of older households, each with its own needs and capabilities.