



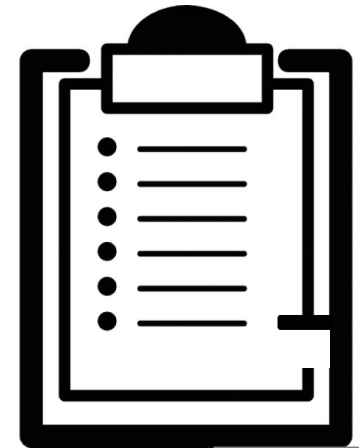
On the Brink: Oregon's Looming Crisis of Housing & Support for Older Adults

June 10, 2021

We will get started shortly. Your lines are muted upon entry. This event will be recorded.

Welcome!

- Today's event is being recorded
- All participants are muted on entry
- Ask questions using the Q&A Box
- Please fill out satisfaction survey



About Oregon Health Forum



- Advancing health policy solutions through meaningful community dialogue
- Affiliate of The Lund Report news source
- Nonprofit supported by donations, sponsorships
- OregonHealthForum.org/make-a-donation

Coming soon:

Beating the Shortage: Solutions to Oregon's Mental Health Workforce Woes

Date: Late June TBD



Thank you to our annual sponsors!



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FOUNDATION

Across Generations. Across Borders.

AGE+

Communities + Generations + Innovations

On the Brink: Oregon's Looming Crisis of Housing & Support for Older Adults

June 10 | 10-11:30am

Moderator:

Stephanie Hooper
President, AGE+

Panelists:

Laura Golino de Lovato
Executive Director, Northwest Pilot Project

Keren Brown Wilson, PhD
Founder and CEO, Jessie F. Richardson Foundation

Avery Davis
Community Administrator
Whispering Pines Senior Village

Julie Cody
Director, Affordable Rental Housing
Oregon Housing & Community Services



Next Chapter Series: Strategies to Support Older Adults Post COVID-19

Stephanie J. Hooper

President, AGE+

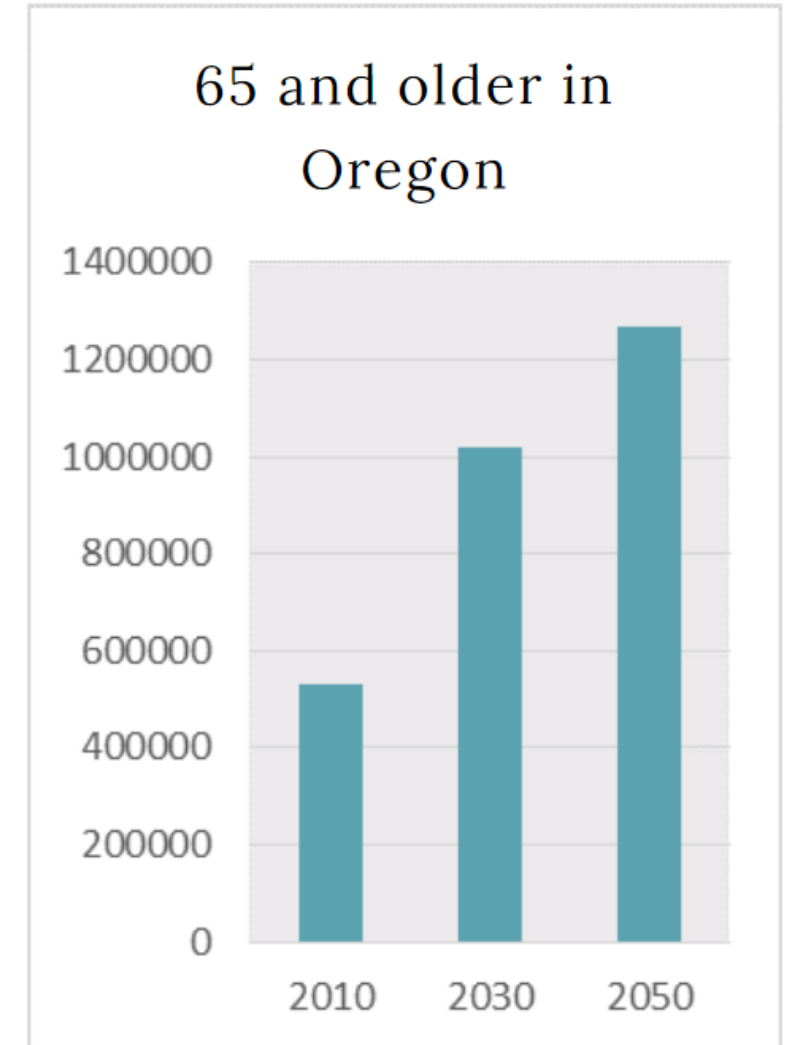


OREGON IS CHANGING DRAMATICALLY IN THE NEXT **2 DECADES**

By 2035

We will have approximately
300,000+ more older Oregonians
65+ than we do today.

How do we address this housing crisis today in order to help communities better serve the needs of older Oregonians?



Laura Golino de Lovato

Executive Director
Northwest Pilot Project



Northwest Pilot Project

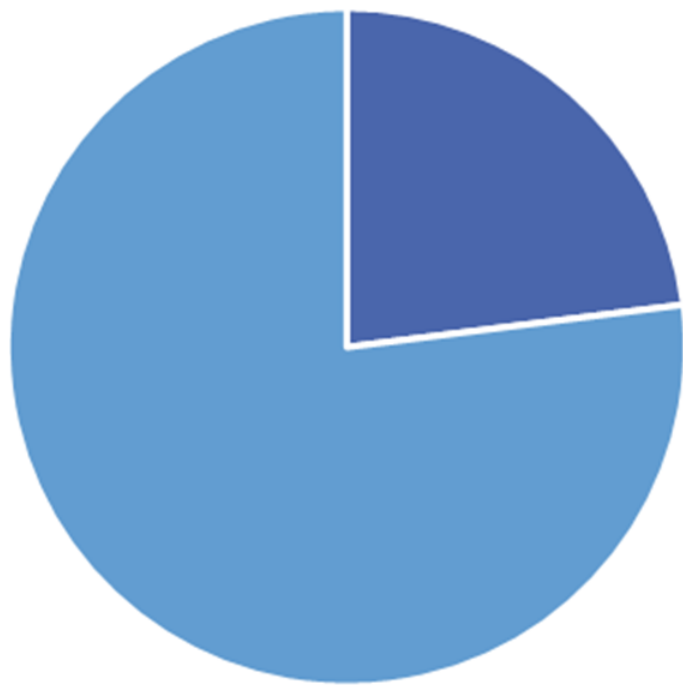
- Adults age 55 +, Multnomah County
- 1,500 clients/year
- Housing placement assistance
- Case Management
- Over 90% live on \$20,300/year
- 80% have at least one disabling condition.

Our mission: to offer opportunities for a life of dignity and hope to very low-income seniors in Multnomah County by solving housing and transportation needs.



IN MULTNOMAH COUNTY

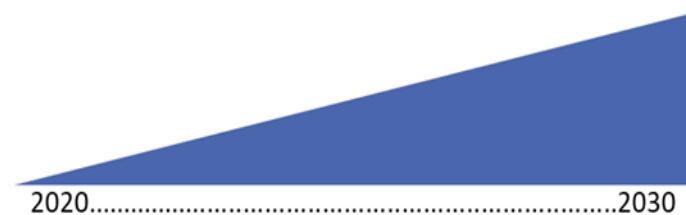
**23% of homeless people
are seniors**



**50% of seniors age 55+ have
no retirement savings**



46% growth of seniors living in poverty



WHAT WE'VE LEARNED

- Housing displacement = negative physical & mental health.
- History of racial housing inequality = decreased housing opportunities for seniors of color.
- Benefits like Social Security and Supplemental Security Income will not keep up with housing costs.
 - *Average Social Security/month:* *\$1,543.00*
 - *Average Studio Apartment in Portland:* *\$1,331.00*
 - *Left for food, medical, transportation, etc:* *\$212.00*
- Independent living = improved physical and emotional wellness.

WHAT WORKS

- Client-centered services.
- Permanent Supportive Housing.
- Long-term Rent Assistance - effective in making rental housing affordable.
- Multiple choices for seniors in housing:
 - Location
 - Unit size – studio or one bedroom
 - Services on-site
- Low-cost supports for independent living work: housekeeping, wellness, transportation.

THE OPPORTUNITY AHEAD

➤ LOCALLY

- Supportive Housing Services Measure (26-210)
 - New long-term rent assistance resource
 - Expansion of Support Services
- New investments in culturally specific services and organizations
- Stronger tenant protections
- New grants – Project Turnkey
- Zoning changes

➤ NATIONALLY

- Advocate for increase in national Housing Choice Voucher program
- Advocate for increases to Social Security, Supplemental Security Income, Social Security Disability Income

Keren Brown Wilson, PhD

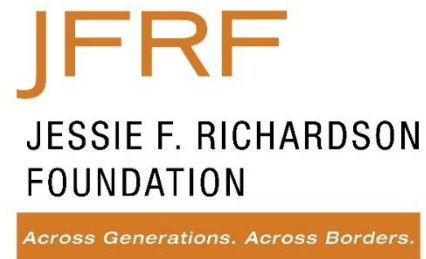
Founder and CEO
Jessie F. Richardson Foundation and AGE+



ON THE BRINK:

OREGON'S LOOMING CRISIS OF HOUSING & SUPPORT FOR OLDER ADULTS

June 10, 2021



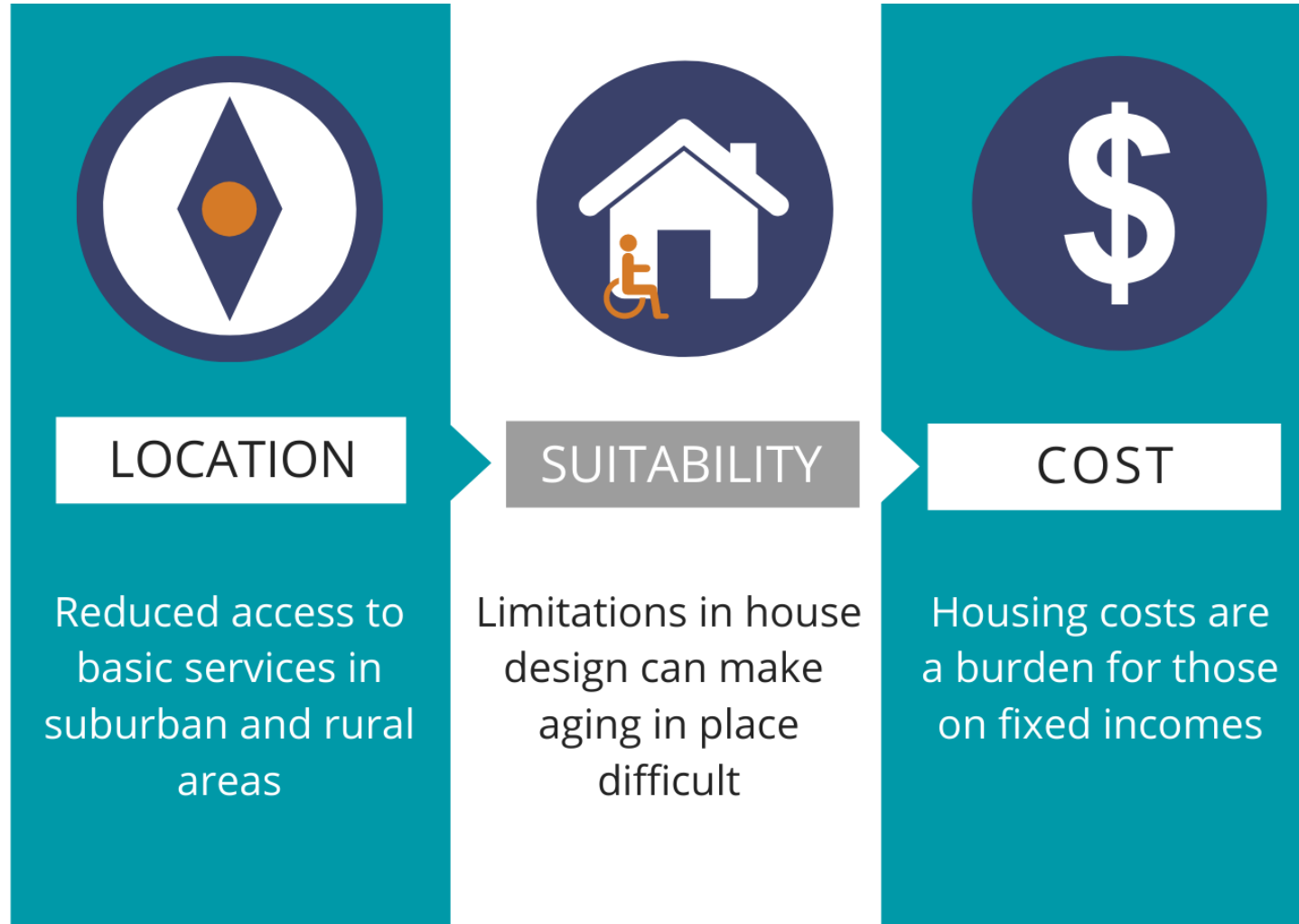
Keren Brown Wilson, Ph.D.

Jessie F. Richardson Foundation & AGE+, Founder & CEO

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www.jfrfoundation.org | www.ageplus.org

THREE HOUSING CHALLENGES FOR RURAL OLDER OREGONIANS



RURAL COUNTIES ARE CONTINUING TO AGE

In 2015

Three rural Oregon counties reported that **30%** of their populations was **65+**

By 2035

Fourteen rural Oregon counties are projected to have at least **30%** of their population be **65+**

Neither rural counties nor suburbs were planned - or intended - as home for isolated, non-driving citizens.



THE SUITABILITY FACTOR

By 2035

- Most rural older Oregonians (over 80%) live in owner households – and they want to continue to live in their home and community
- The home will increasingly become the site for aging – yet only 4% of single-family homes offer three of the key design features, i.e., zero step entrances, single floor living and wide hallways/doors
- 41% of adults 65-79 and 71% of adults 80+ live with at least one disability



OLDER OREGONIANS ARE COST BURDENED

Median Personal Income for Rural Oregonians 75+ in 2017:

- **Men:** \$26,549
- **Women:** \$16,619

Older Oregonians Spending 30% or More of Their Income on Housing:

- **25%** of homeowners 65+
- **50 - 65%** of renters 65+

Single-person Household Average Costs for Utilities, Food and Healthcare:

- **\$1,140** per month



AFFORDABLE RURAL HOUSING SOLUTIONS

New models of homes and services are needed to allow older adults to age in their communities.



MORE THAN JUST HOUSING IS NEEDED

Services go hand in hand

- Low-income older adults need help with light services like grocery shopping, transportation, yard work, light house cleaning but can't afford to pay.
- Various community-based programs are needed to older adults with community resources like volunteers.
 - Examples: Circles of Care & Volunteers in Action
- A core principle of Circles of Care is that some older adults getting help are also be able to give back to their communities.



Avery Davis

Community Administrator
Whispering Pines Senior Village



Whispering Pines Senior Village

- Affordable Senior Housing Community serving Adults 62+
- Whispering Pines Senior Village is in Estacada, Oregon, a rural town 20-25 miles southeast of Portland, Oregon
- Volunteers of America, 2020 Large Property of The Year
- Waiting List 2.5 – 3 years
- Aging in place services – Estacada community



Aging in Place in Rural Communities

Challenges

Many older adults face hardships that create barriers to a quality life. This is especially true for Older Adults in rural communities, as rural communities provide fewer services than metro core communities such as: Healthcare, Housing, In-home support, Transportation, Nutrition services, Home and Community based services.



Our Community

Living in a rural community, and on a fixed income, Whispering Pines' Residents face many of these challenges daily.

Healthcare

Limited access to healthcare, including mental health.

Our Residents often encounter barriers to healthcare that limit their ability to obtain the care they need. Even when an adequate supply of healthcare services exists in the community, there are other factors to consider in terms of healthcare access. For instance, to have good healthcare access, a rural resident must also have:

- Financial means to pay for healthcare services, dental services, and acceptance by the provider
- Adequate and reliable means of transportation to services that may be located at a distance
- Confidence in their ability to communicate with healthcare providers

Transportation

With only 40% of our residents owning vehicles, finding ways of transportation can be a difficult challenge in our community. Public transportation is almost non-existent and there are no ridesharing apps, such as Uber, and medical transportation is often unreliable.



Our Community

Telehealth & Technology Limitations

Many older adults with limited financial resources may not be able to afford devices or the associated internet service fees required . Others are not adept at using technology and lack the assistance to learn. Among them are older adults with dementia (14% of those 71 and older), hearing loss (nearly two-thirds of those 70 and older), and impaired vision (13.5% of those 65 and older) who can have a hard time using digital devices and programs designed without their needs in mind.

Social Isolation

Maintaining social relationships can be challenging when your long distances a part, and in a pandemic. Social isolation is one of the major causes of depression among the senior generation. Cognitive decline and heart diseases are other problems out of the many that can arise due to social isolation.





Julie Cody

Director, Affordable Rental Housing
Oregon Housing & Community Services



OREGON HOUSING AND COMMUNITY SERVICES

Oregon's Looming Crisis of Housing and Support for Older Adults



Julie Cody, *Director of Affordable Rental Housing*
Oregon Housing and Community Services

Thursday, June 10th, 2021



OUR ROLE



Working together to serve individuals, families
and communities throughout Oregon

OREGON HOUSING AND COMMUNITY SERVICES CROSS-AGENCY STRATEGIC ALIGNMENT

HEALTH
OUTCOMES



SAFETY
OUTCOMES



EDUCATION
OUTCOMES



ECONOMIC
OUTCOMES



HOUSING IS FOUNDATIONAL

Housing Preservation

Ya Po Ah Terrace

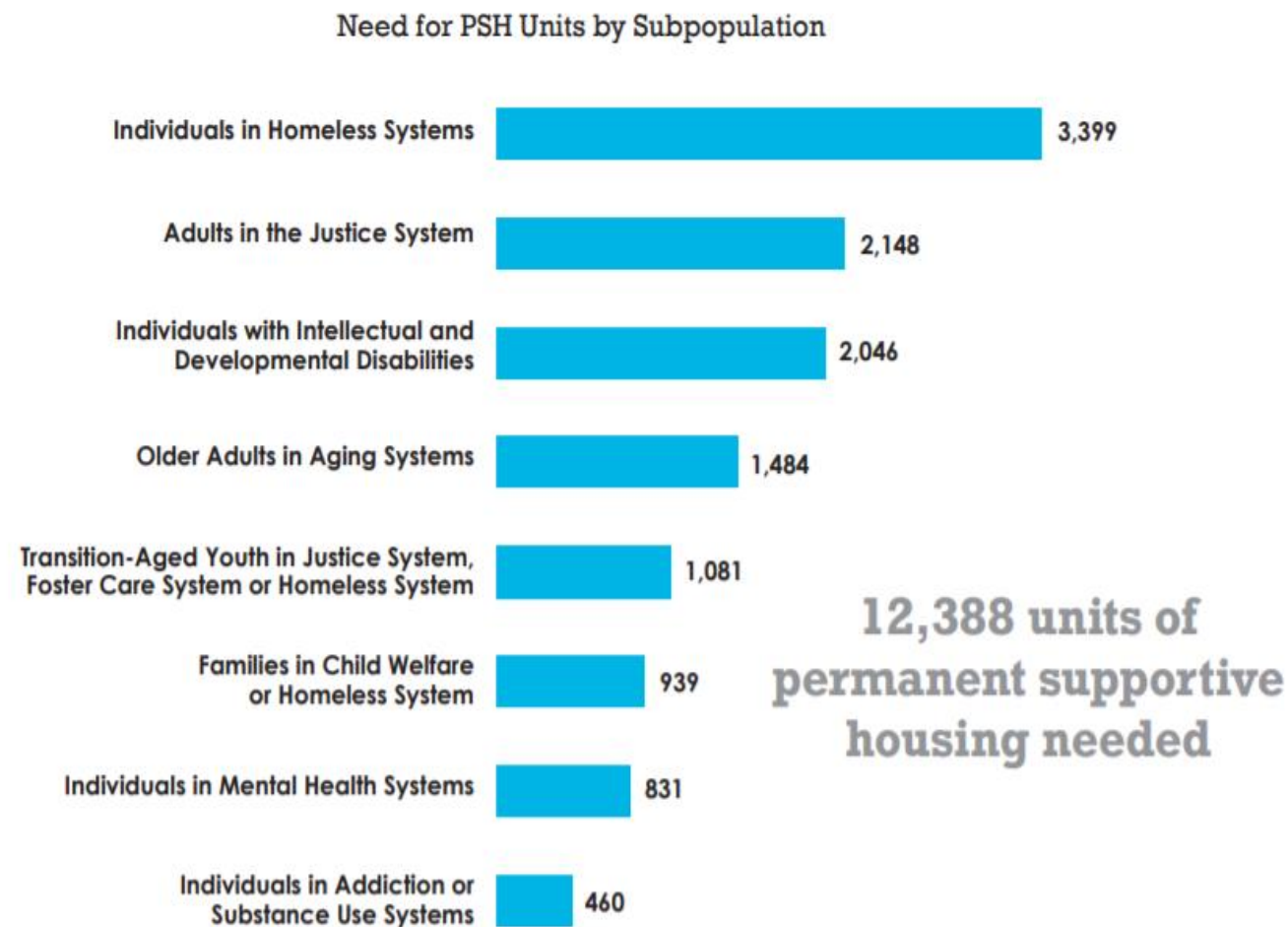
Eugene

- 222 units
- Older adult housing
- Numerous sources of funding including Low Income Housing Tax Credits (LIHTC) 9% & 4% that totaled nearly \$65 million in project costs



OHCS funded Ya Po Ah Terrace as a preservation project using a complex and unique combination of federal, state and local funding which leveraged LIHTC, state Document Recording Fee (GHAP), and lottery bond proceeds (Housing Preservation Fund/HPF). This 18-story building was a critical community resource to preserve as housing for older adults where many tenants on fixed incomes pay 30% of their gross income on rent and utilities.

OREGON IS IN NEED OF PERMANENT SUPPORTIVE HOUSING UNITS



Eviction Moratorium sunsets June 30th

- For more information on renter's right and seeking legal assistance please go to the Oregon Law Center at www.oregonlawcenter.org. You can learn more about these emergency rental assistance programs.

Apply for the Oregon Emergency Rental Assistance Program

Accepting Applications



More information available at:
www.oregonrentalassistance.org



Are you a landlord who has been unable to collect rent due to tenant hardships? You may be eligible to receive funds.

Apply to the Landlord Compensation Fund
by **June 18th**



To apply please visit: bit.ly/OHCS-LCF

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Audience Q&A

Thank you for attending!