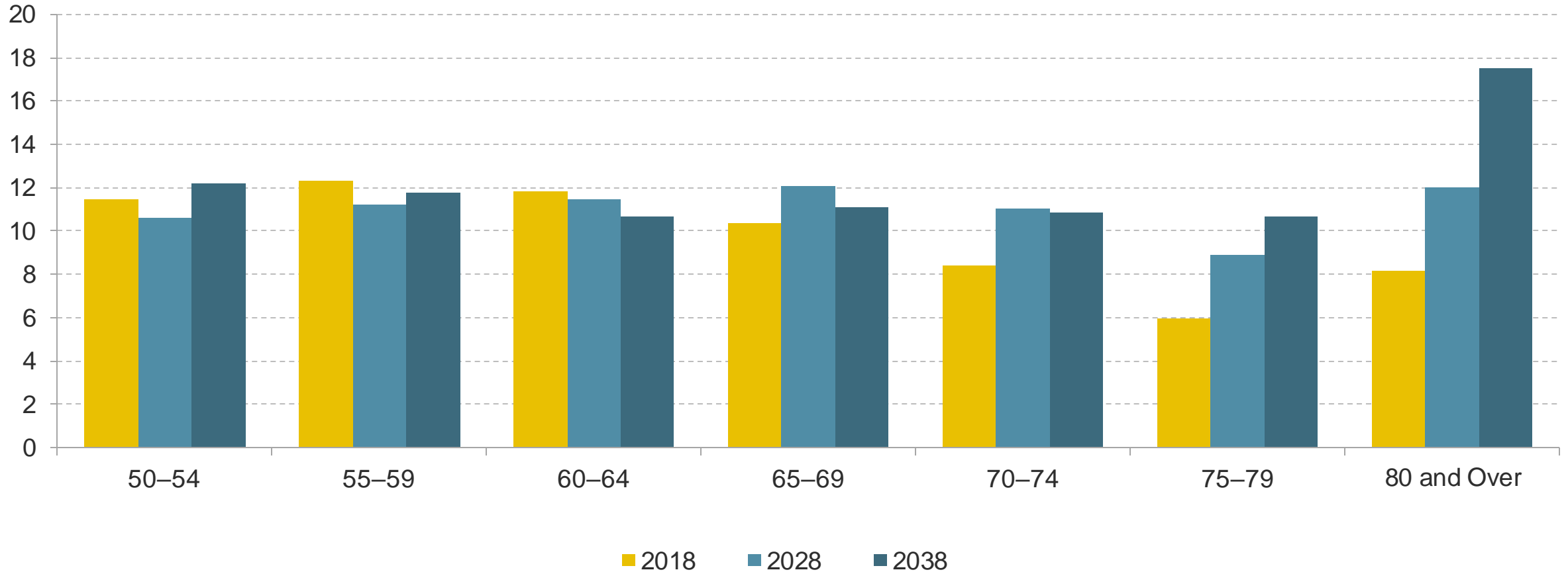


The Outlook for Older Adult Homelessness

Whitney Airgood-Obrycki, PhD
Senior Research Analyst
Joint Center for Housing Studies

Over the Next 20 Years, Households in Their 80s Will Be the Fastest Growing Age Group

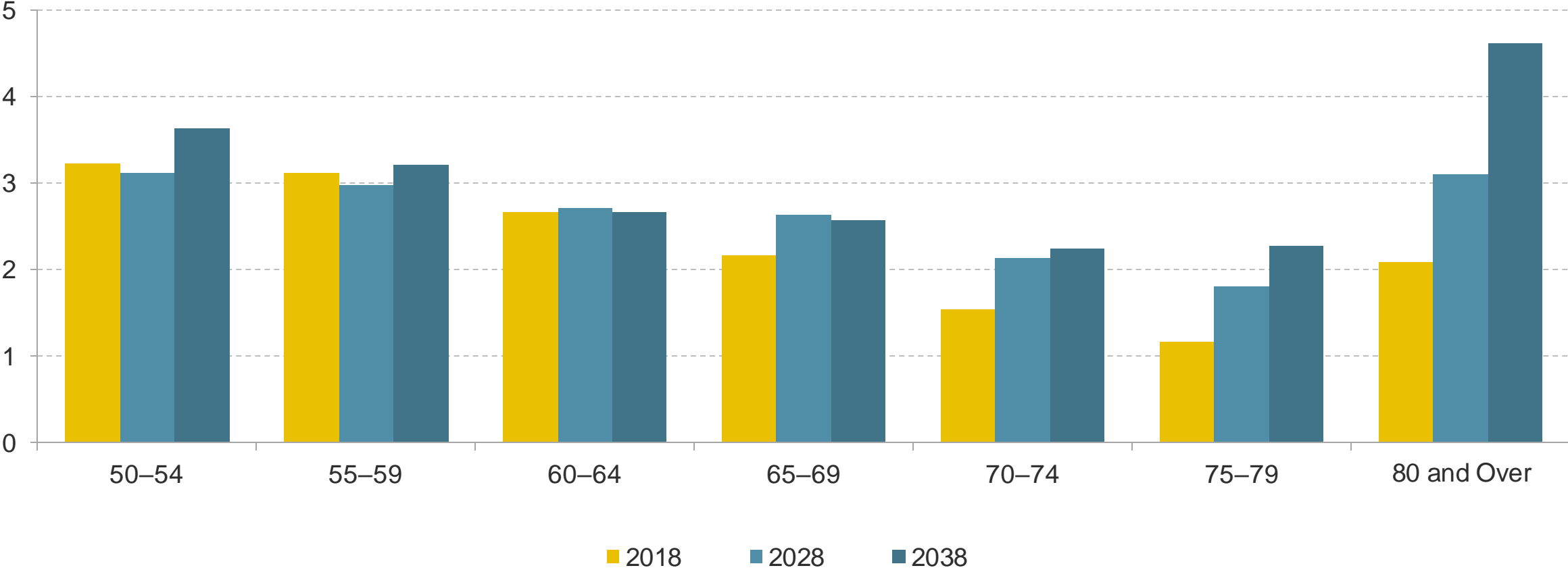
Households (Millions)



Source: 2018 JCHS Household Projections.

The Number of Renter Households in Their 80s Will Double in the Next 20 Years

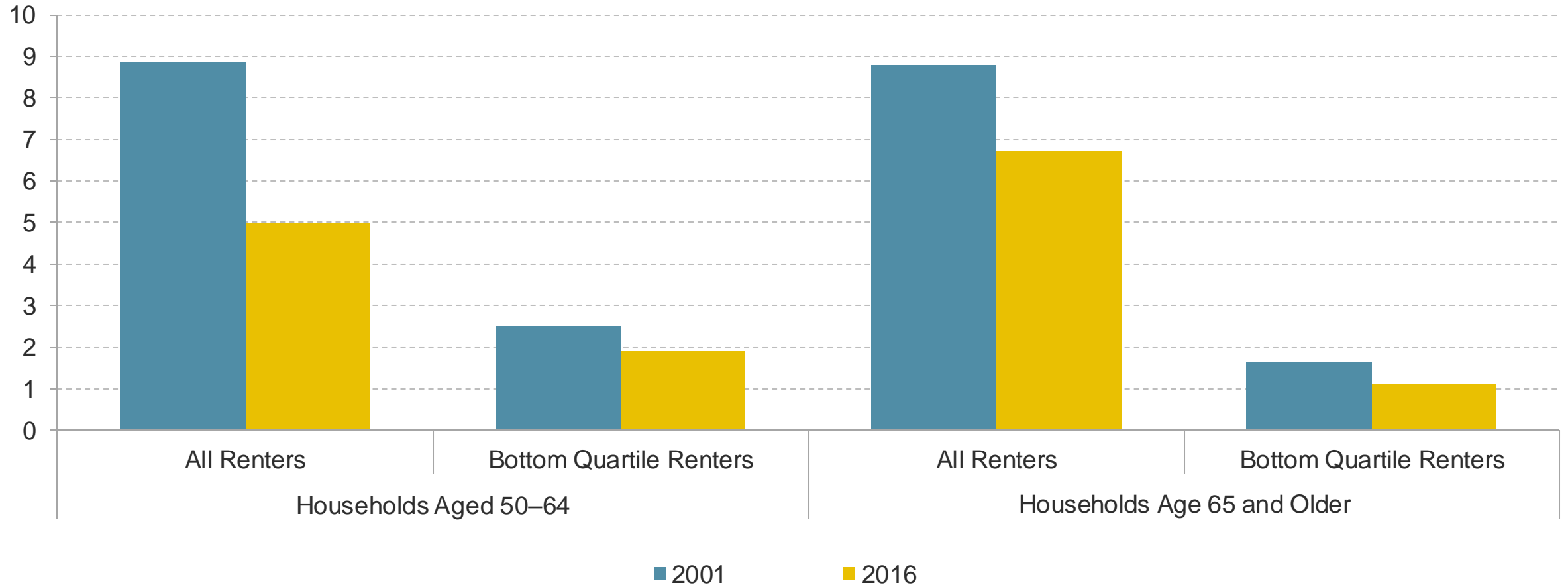
Renter Households (Millions)



Source: 2018 JCHS Household Projections.

Older Renter Households Have Decreasing Net Wealth

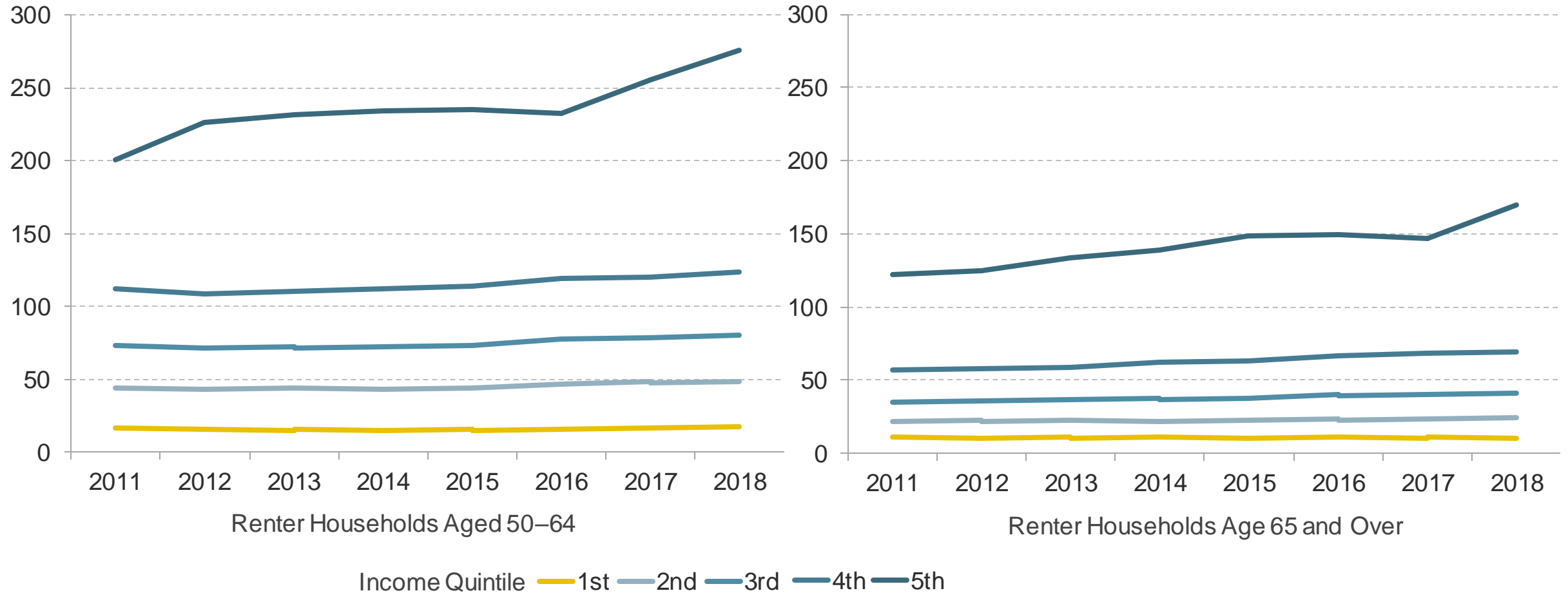
Median Net Wealth (Thousands of 2016 Dollars)



Note: Bottom quartile renters are in the lowest income quartile for all households (owners and renters). Quartiles are calculated for each age group.
Source: JCHS tabulations of Federal Reserve Board, Surveys of Consumer Finances.

Income Disparity Among Older Households is Increasing

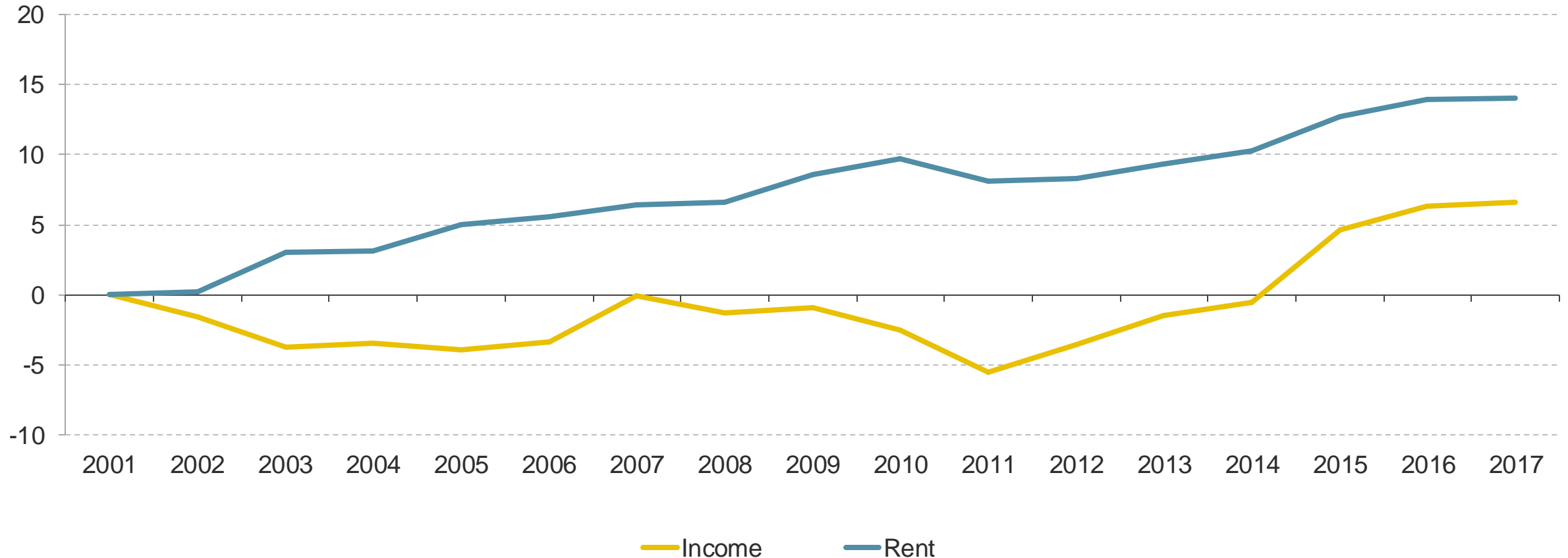
Average Renter Household Income (Thousands of 2017 Dollars)



Notes: Income quintiles are calculated for each age group using all households (owners & renters).
 Source: JCHS tabulations of US Census Bureau, Current Population Surveys via IPUMS CPS.

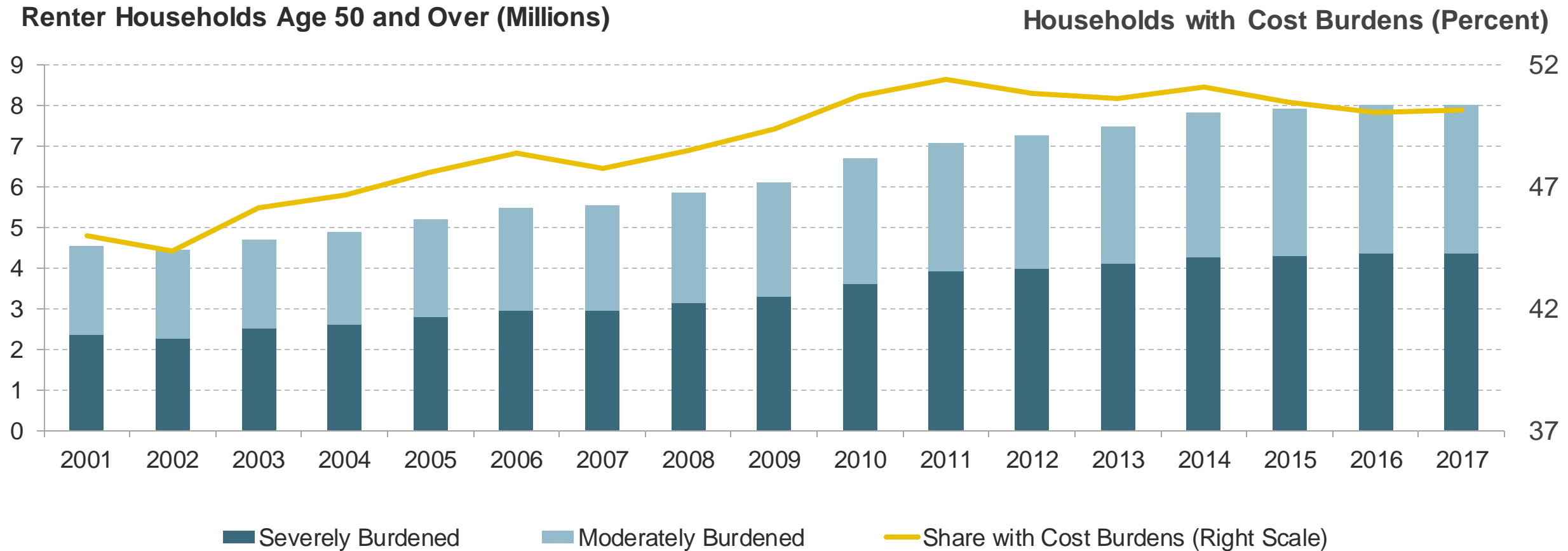
Rents Have Risen Faster than Incomes for Older Adults Age 50 and Over

Real Percent Change from 2001



Note: Incomes and rents are adjusted to 2017 dollars using CPI-U All Items. Rents include utilities.
Source: JCHS tabulations of US Census Bureau, American Community Survey 1-Year Estimates.

The Number of Older Adult Households Facing Cost Burdens Has Reached an All-Time High



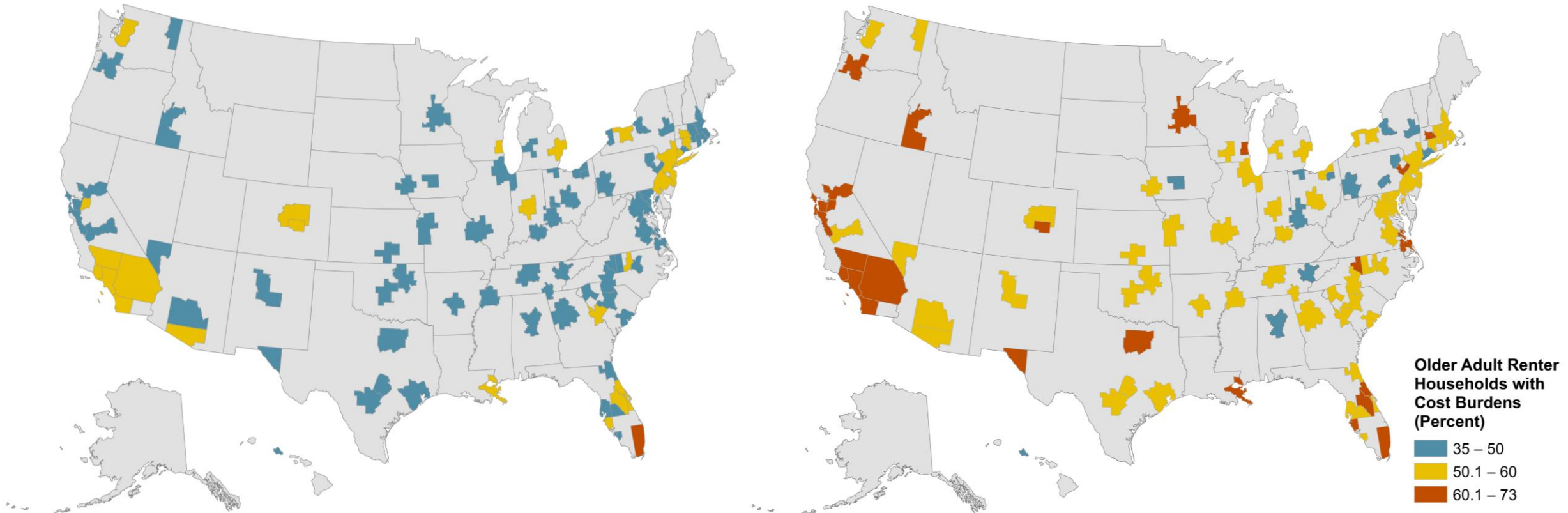
Note: Households with zero or negative income are assumed to have burdens, while households paying no cash rent are assumed to be without burdens.

Source: JCHS tabulations of US Census Bureau, American Community Survey 1-Year Estimates.

Older Renter Households Face High Cost Burdens in Large Metros Across the Country

50–64

65 and Older

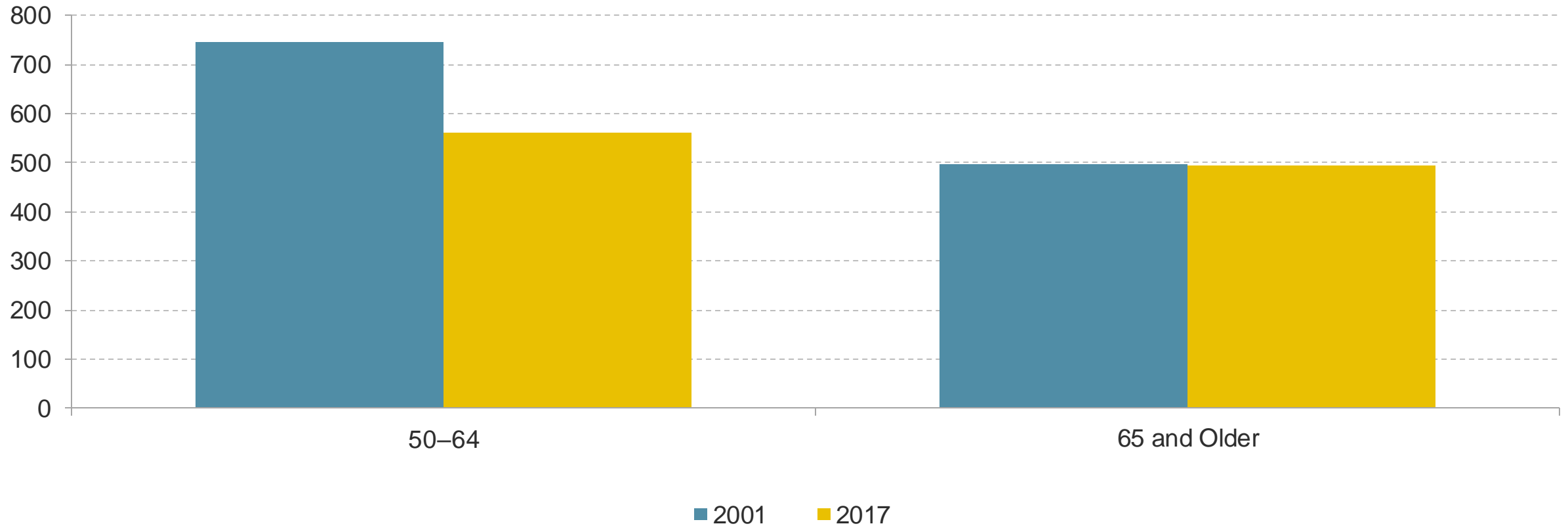


Notes: Data are for renter households headed by an older adult in the 100 most populous metros, excluding those with sample sizes under 50. Cost-burdened households pay more than 30 percent of income for housing. Households with zero or negative income are assumed to have cost burdens, while households paying no cash rent are assumed to be without burdens.

Source: JCHS tabulations of US Census Bureau, 2017 American Community Survey 1-Year Estimates and Missouri Census Data Center data.

Low-Income Older Adults Have Little Left Over After Paying Rent

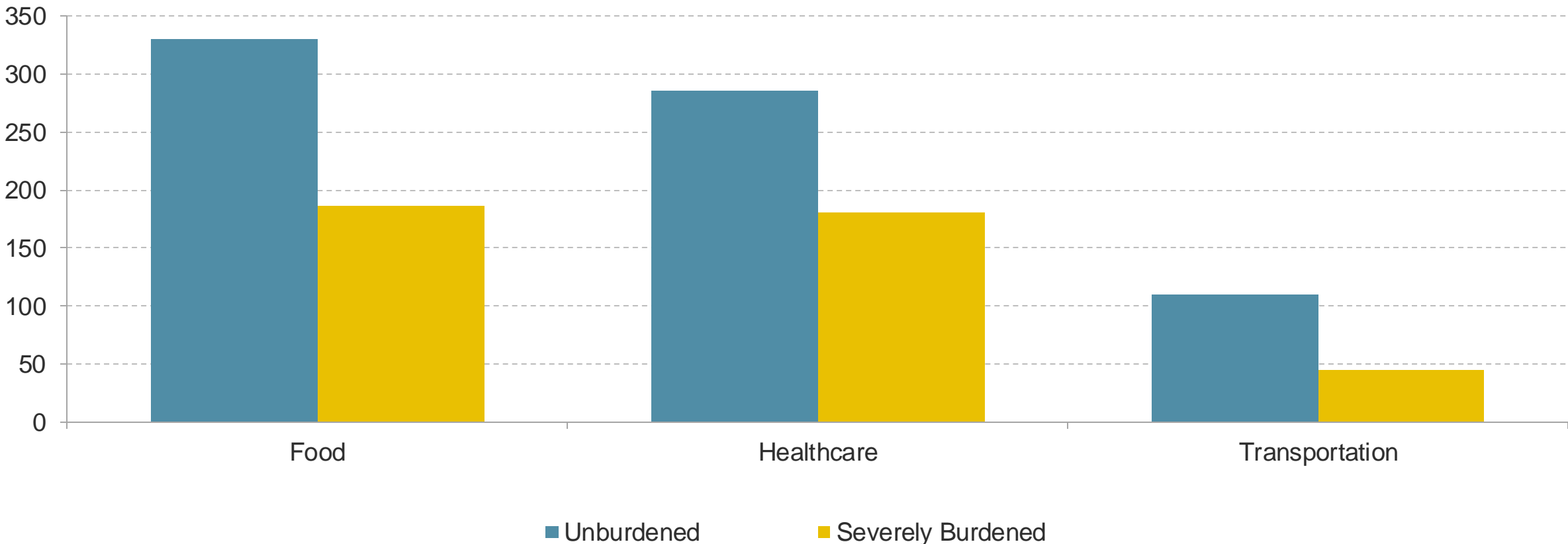
Income Left Over After Paying for Rent (2017 Dollars)



Notes: Low-income renters are in the bottom income quartile for renters and owners. Income quartiles are calculated for each age group. Rent includes utilities.
Source: JCHS tabulations of US Census Bureau, American Community Survey 1-Year Estimates.

Low-Income Households with Severe Cost Burdens Have Little to Spend on Other Necessities

Average Monthly Expenditures of Low-Income Renters Age 65 and Over (Dollars)

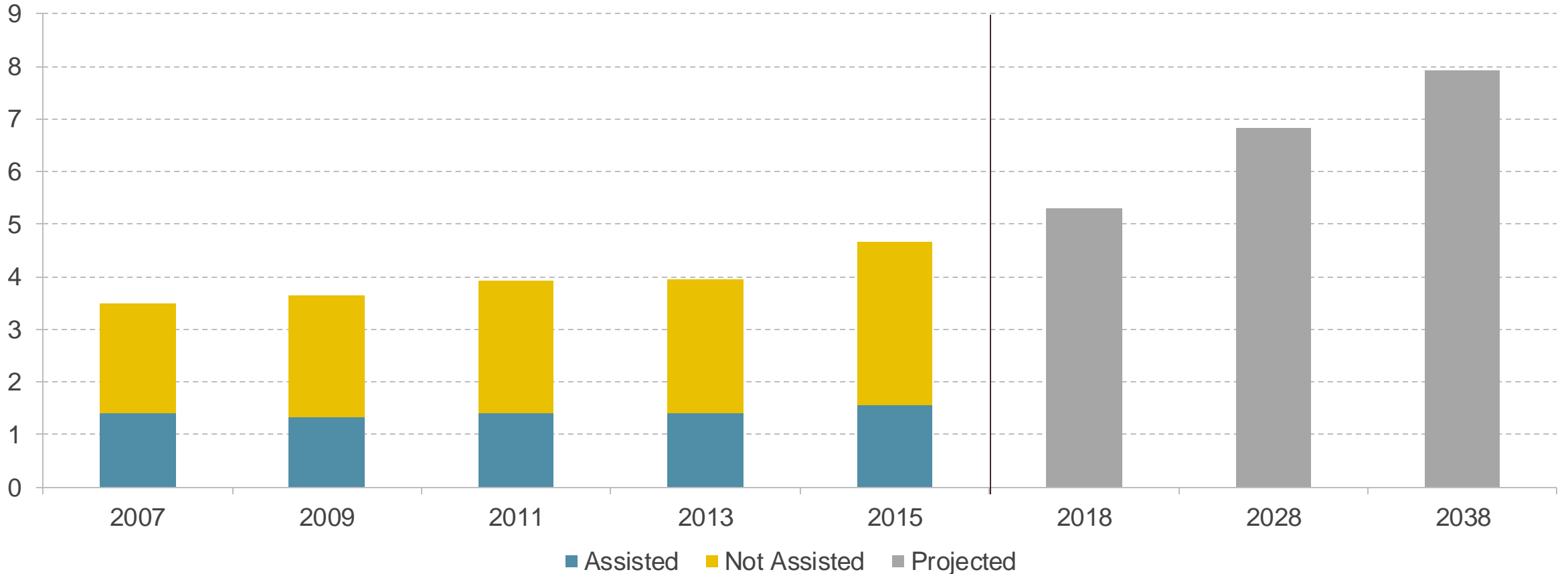


Notes: Low-income households are in the bottom quartile of all households ranked by total spending. Not burdened (severely burdened) households devote 30% or less (more than 50%) of expenditures to housing, including utilities.

Source: JCHS tabulations of US Bureau of Labor Statistics, 2018 Consumer Expenditure Survey.

Federal Housing Subsidies Fall Short of Growing Need

Number of Very Low Income Households

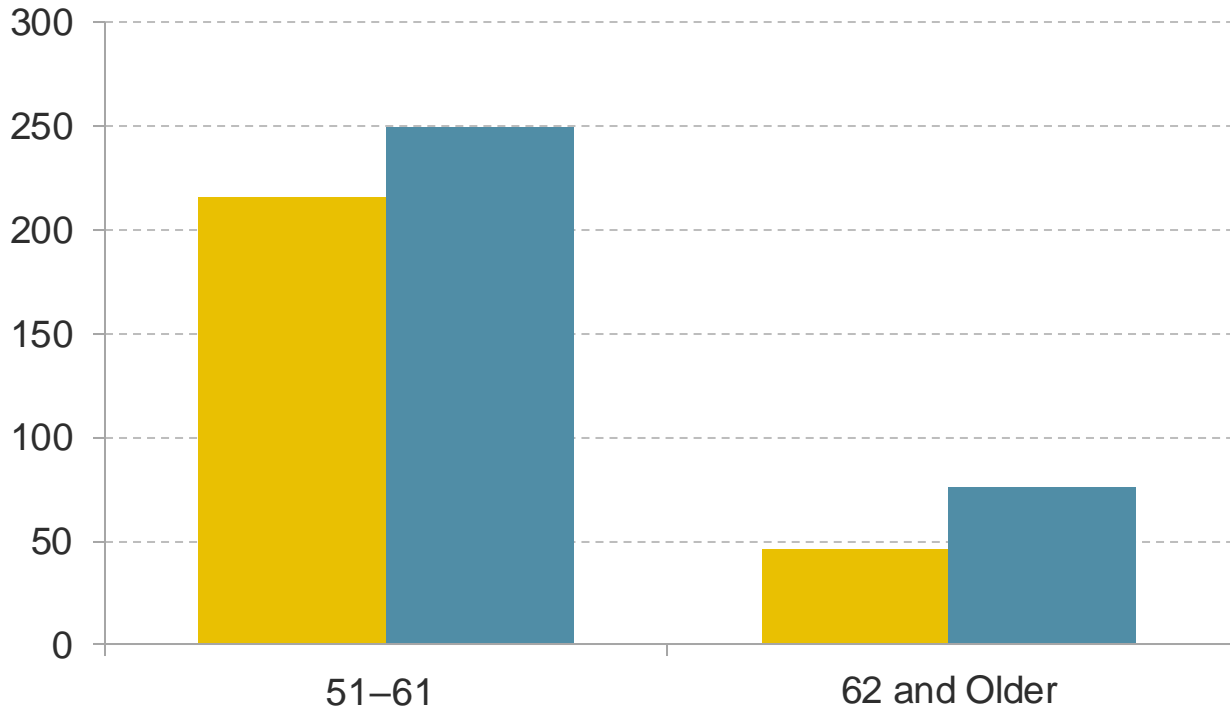


Notes: Very low income (VLI) households earn under 50 percent of area median income. VLI as a share of all households is constant. Assisted and unassisted households are age 62 and over, while projected households are age 60 and over.

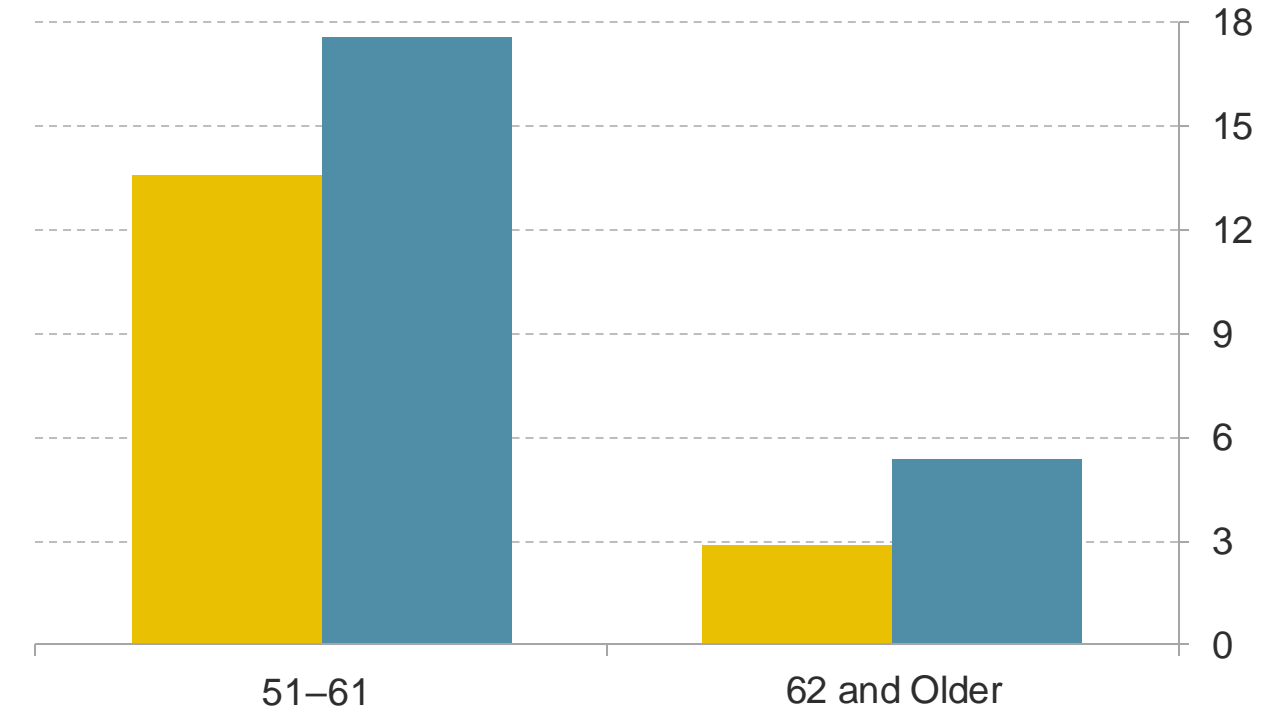
Source: JCHS tabulations of HUD Worst Case Housing Needs 2007–2017; US Census Bureau, Current Population Surveys 3-year trailing average; and 2018 Joint Center Household Projections.

Sheltered Homelessness is Increasing Among Older Adults

Number of Sheltered Homeless (Thousands)



Share of Sheltered Homeless (Percent)

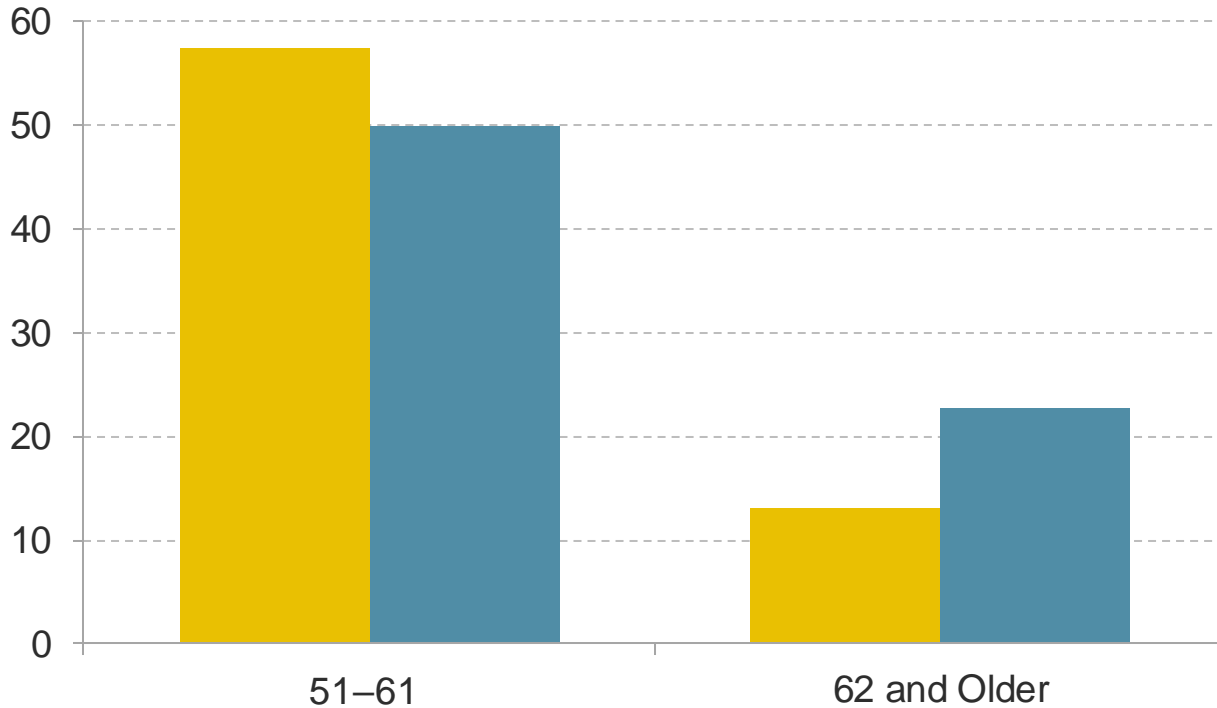


■ 2007 ■ 2017

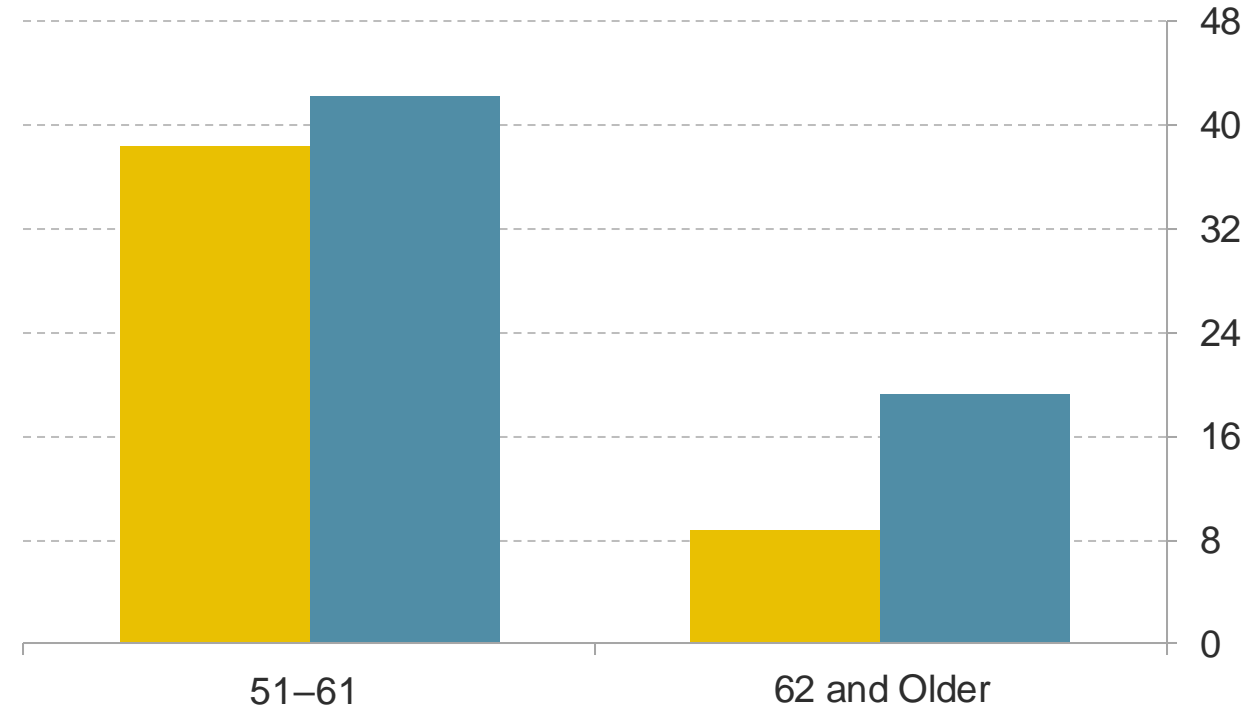
Source: JCHS tabulations of 2017 Annual Homeless Assessment Report: Part 2

Sheltered Homelessness Among Older Adult Veterans is Increasing Rapidly

Number of Sheltered Homeless (Thousands)



Share of Sheltered Homeless (Percent)



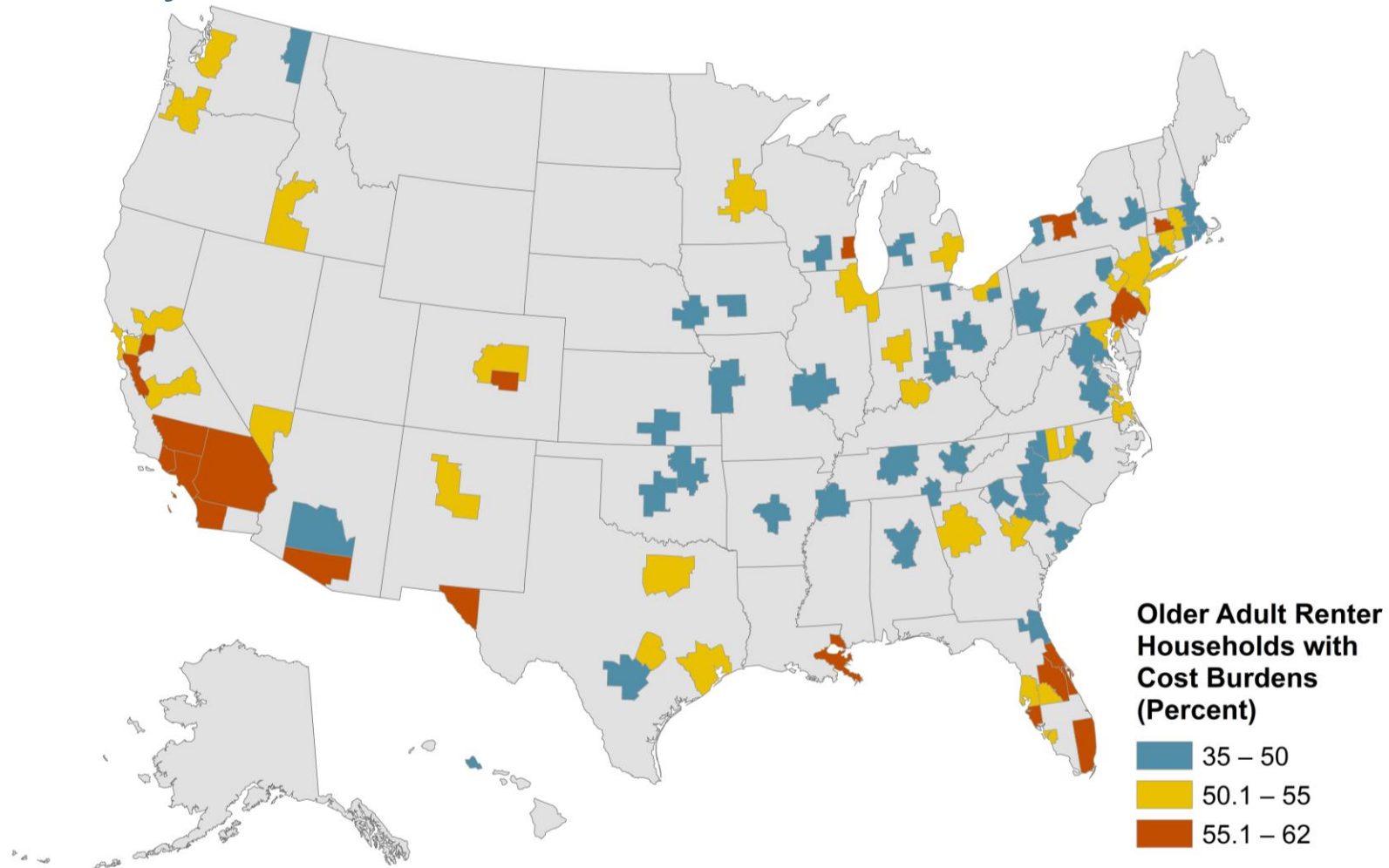
■ 2009 ■ 2017

Source: JCHS tabulations of 2017 Annual Homeless Assessment Report: Part 2

The image is a collage of three architectural photographs. The leftmost portion is a grayscale photograph of a high-rise building facade with a blue vertical bar on its left edge. The middle portion is a blue-tinted photograph of a similar high-rise building facade. The rightmost portion is a grayscale photograph of a high-rise building facade with a grid of windows. The word "Thanks!" is centered in white text over the blue-tinted section.

Thanks!

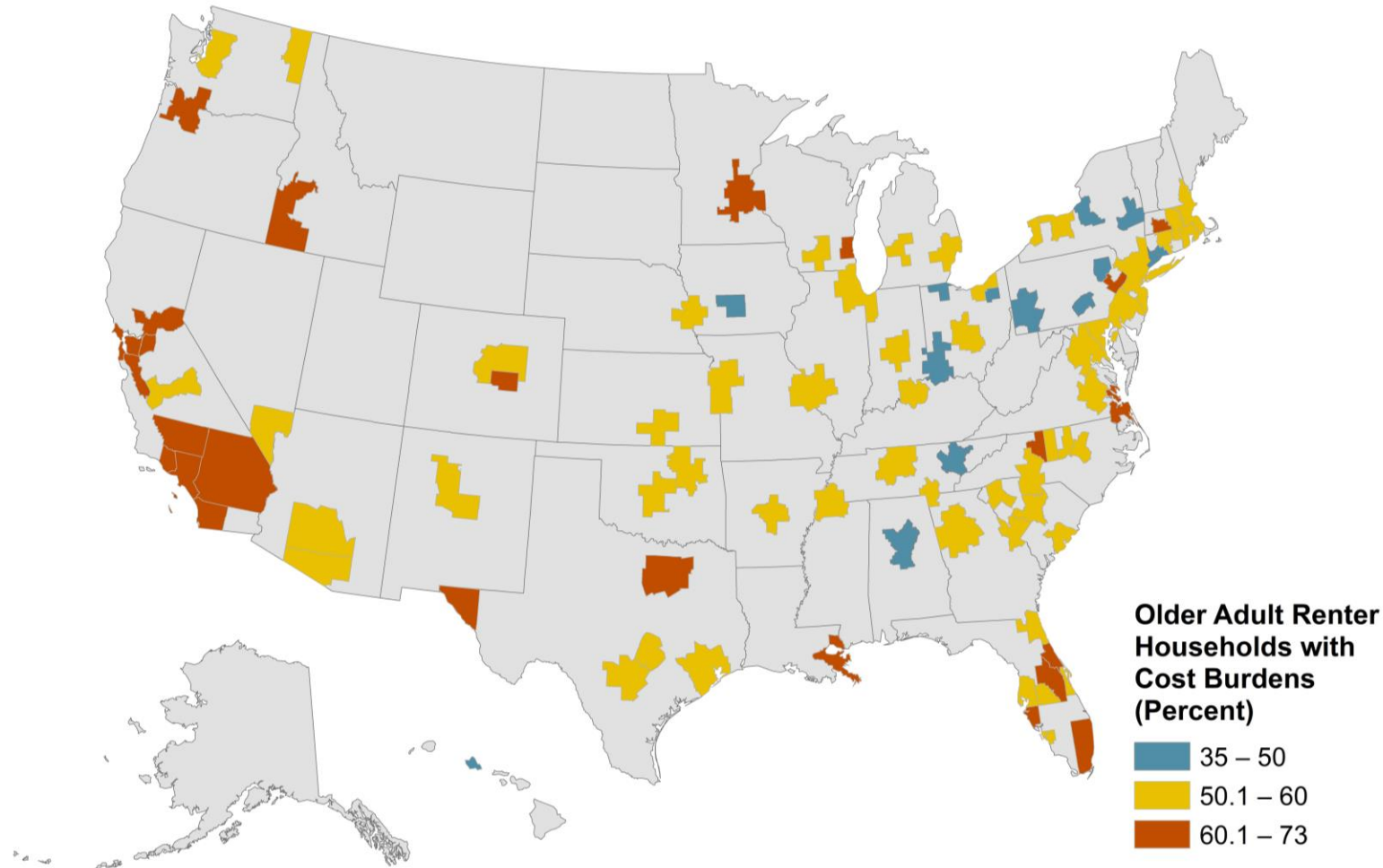
Older Renter Households Face High Cost Burdens in Large Metros Across the Country



Notes: Data are for households headed by a person age 50 and over in the 100 most populous metros. Cost-burdened households pay more than 30 percent of income for housing. Households with zero or negative income are assumed to have cost burdens, while households paying no cash rent are assumed to be without burdens.

Source: JCHS tabulations of US Census Bureau, 2017 American Community Survey 1-Year Estimates and Missouri Census Data Center data.

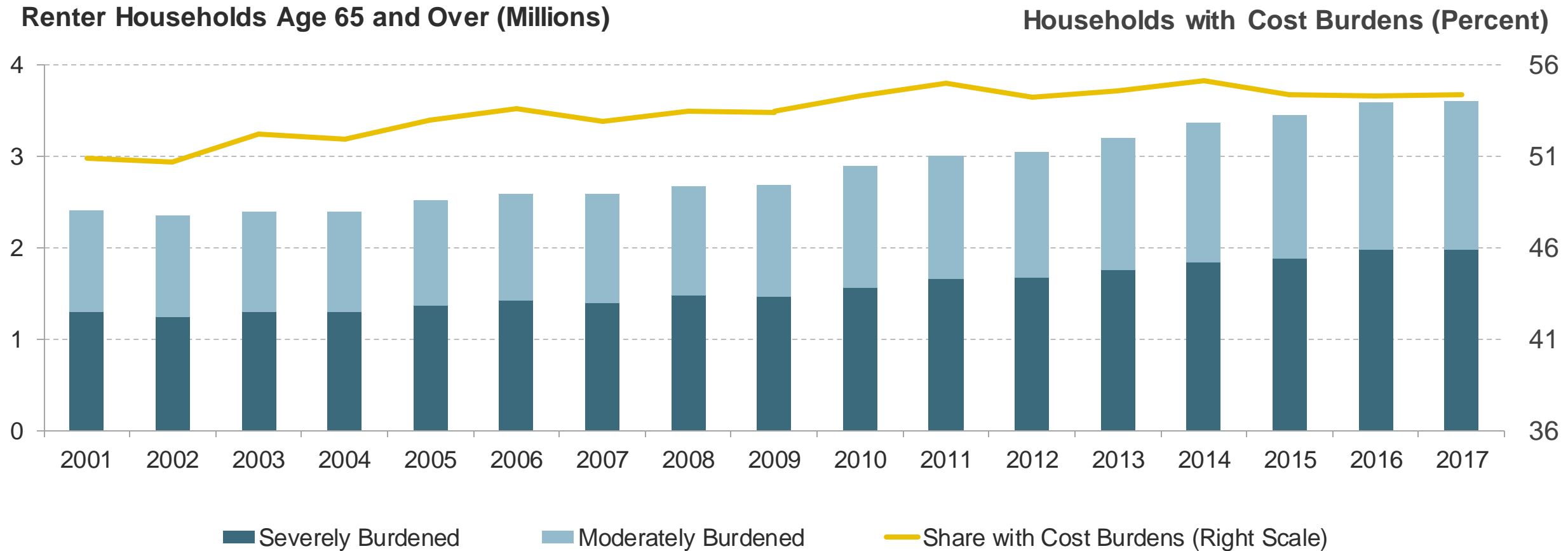
More than Half of Older Renter Households Face Cost Burdens in Large Metros Across the Country



Notes: Data are for households headed by a person age 65 and over in the 100 most populous metros, excluding those with sample sizes under 50. Cost-burdened households pay more than 30 percent of income for housing. Households with zero or negative income are assumed to have cost burdens, while households paying no cash rent are assumed to be without burdens.

Source: JCHS tabulations of US Census Bureau, 2017 American Community Survey 1-Year Estimates and Missouri Census Data Center data.

The Number of Retirement-Age Households Facing Cost Burdens Has Reached an All-Time High



Note: Households with zero or negative income are assumed to have burdens, while households paying no cash rent are assumed to be without burdens.

Source: JCHS tabulations of US Census Bureau, American Community Survey 1-Year Estimates.