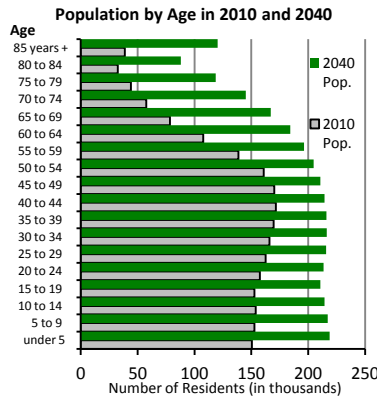
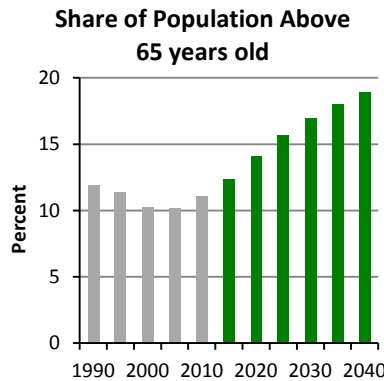


An Economic Appraisal of 2040 Planning

Population and Employment Forecast Distribution: An analysis of Aging Trends in the Portland metropolitan region

Forecast of Households Aged 65 years and Older (Seniors)



Forecast Development Notes

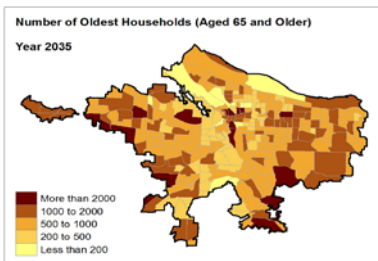
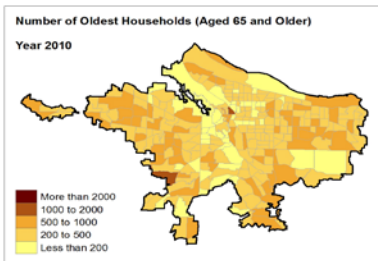
There will be 400,000 more seniors by 2040 – growing from a 17.8% of all households today to a 28.7% share in year 2040. Seniors will represent the fastest growing segment of population in years to come...far outpacing total rate of population growth.

Like other U.S. cities and industrial nations, the Portland metro region is projected to become proportionally older. Median age has risen steadily since 1970 and is anticipated to creep higher during the next 30 years. In 2010, the median age is 36.7 years old. By 2040, the expected median age will rise to 39.2 years old.

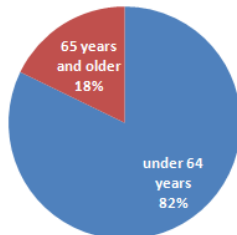
The growth rate of seniors (3.2% APR 2010 to 2040) is expected to be more than double the average percentage of the total population (1.4% APR).

Households headed by seniors are spread today throughout the region. By 2040, higher concentrations of seniors will emerge particularly on the half of the region east of the Willamette Valley. Larger concentrations are expected to materialize in the Hillsboro and Tigard vicinities.

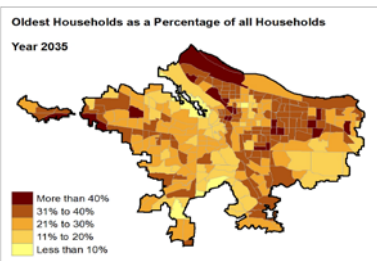
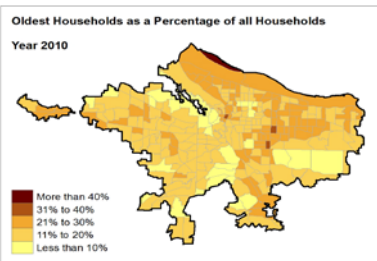
Households Headed by Seniors



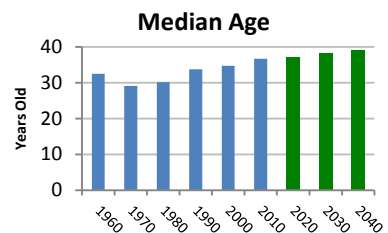
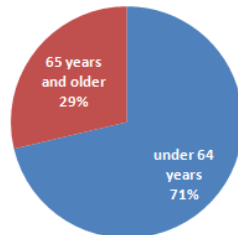
2010 Households



% of Senior Households



2040 Households



(Occupied Dwelling Units of Householders Aged 65 years and older)

SF: single family includes 1-unit SF attached, detached and mobile homes

MF: multifamily apartments, 2 or more units

Source: U.S. Census Bureau and MetroScope Gamma Forecast Distribution (Scen #1218)