Oregon Property Tax Deferral Program for Senior and Disabled Citizens: 2012 Survey Results

A Report to the Oregon Department of Revenue

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Executive Summary

This report presents the results of an Oregon State University survey of participants in Oregon's Property Tax Deferral for Disabled and Senior Citizens Program. Participants were asked a series of questions regarding their participation in the program, the mortgages and liens they had their home, their income from various sources, their household expenses, and their location, marital status, level of education, and number of people in the household.

Key findings from the survey include:

- Forty-seven percent of all respondents received less than $15,000 in income in 2011, and more than 85% received less than $25,000.
- Respondents are overwhelmingly long-term homeowners. More than 80% purchased their homes more than a decade ago, and over half have been in their homes for more than 20 years.
- Those who entered the program in the past five years are also long-term homeowners, but have somewhat higher incomes than longer-term participants.
- More than half of all respondents with reverse mortgages have no liens or other mortgages on their homes, but 43% are still paying off their first mortgages.
- The most common challenges to remaining in the home, aside from property taxes, include health, medical expenses, and home maintenance.

The results suggest that the Property Tax Deferral Program is helping a large number of long-time, low-income homeowners remain in their homes. Given the low overall incomes of the respondents, it is likely that property taxes constitute a significant expense that respondents might struggle to meet without the Tax Deferral Program.

The results also show that participants who entered the program in the past five years are generally similar to long-term participants. While respondents who have enrolled recently report somewhat higher incomes than longer-term participants, they are largely long-term homeowners, with 46% having owned their homes since at least 1990, and nearly three-quarters having owned since at least 2000.

About one-fifth of the participants in the program have reverse mortgages. Just over half of respondents with reverse mortgages have no other liabilities on their home; 43% are still paying for their first mortgage. Although it is unknown how much of each respondent's home equity was included in the line of credit, outstanding lines of credit are relatively small: over 80% of those with reverse mortgages have less than $50,000 remaining on their line of credit. Over half of those with reverse mortgages have owned their homes for 20 years or more, meaning that losing the property tax deferral would be a hardship for many of the long-term homeowners that the program seeks to support.

Introduction

The Oregon Property Tax Deferral Program for Senior and Disabled Citizens was created to defer property taxes of seniors and disabled individuals so that they could more easily afford to remain in their homes. Under the program, the State of Oregon pays property taxes on behalf of participating households, and the property taxes are to be paid back with six percent compound interest after the participant dies, moves, or sells the home.

Created in 1963, the deferral program began with forty-two participants and less than $13,000 in deferred taxes. The deferral program grew slowly in its first decade before expanding from 262 participants and just over $144,000 in deferrals in FY 1975-76 to a peak of 13,165 cases and $19.9 million in deferrals in FY 1989-1990. The expanding caseloads of the 1980s led to large gaps between deferred taxes and repayments, but these disappeared in the early 1990s as people exiting the program and repaying their taxes began to outnumber new deferrals. The period from 1999 to 2007 saw steady surpluses around $7.5 million per year, and a drop from 9,200 to 8,500 cases. After receiving $108.8 million in appropriations between 1977 and 1995, the subsequent decade saw the deferral programs' revolving account return $78.7 million to the state's General Fund.[1]

The consistent surpluses, combined with budget shortfalls elsewhere, led the legislature, in 2005, to have the deferral programs no longer repay loans to the General Fund, but to pay surpluses above a given threshold to Oregon Project Independence (OPI), a program aimed at helping seniors with housekeeping, shopping, medications management, and other basic needs. An initial payment of $250,000 was made to OPI in 2006, followed by a payment of $14.3 million in January 2008.[2]

The housing market crash and subsequent recession, however, reversed the trend of high surpluses. Repayments dropped 20% between FY 2006-07 and FY2007-08, while payments to counties increased by more than 5%.[3] Over the next three years, the number of cases rose by more than 25%.[4] The unforeseen increase in deferral payments, along with the $14.3 million payment to OPI, undermined the financial viability of the program, and nearly left the state unable to make its full $21 million payment in property tax payments for November 2010. Although the state was able to make all payments after a six month delay, the program remained in the red, with projections at the time showing it $27 million short of having necessary funding through 2013.[5]

The funding difficulties prompted increased media scrutiny of the programs and the small number of high-priced homes on their rolls. In April 2011, *The Oregonian* reported that the state was covering property taxes on nearly 200 homes worth more than $500,000, including eight with values in excess of $1 million.[6]

In 2011, these concerns led the Oregon Legislature to unanimously pass HB 2543, which made a number of changes designed to filter out wealthy participants and reduce outlays. The law limited individual net worth to $500,000, not including the property on which the deferral was paid, life insurance policies, or personal property such as appliances or motor vehicles. The annual income limit became $39,500 in household (rather than Federal taxable adjusted) income, to be verified by biennial income recertifications. Lawmakers further decided that homes purchased within the past five years would no longer be eligible. They capped the value of houses in the programs at 100% to 200% of the county median home value, depending on how long the participants had been living in their homes.[7]

HB 2543 also took steps to increase and protect the program's revenue stream. Interest on deferrals changed from six percent simple interest to six percent compound interest, increasing both projected future income and the long-term interest burden on participants. Of more immediate consequence, however, was the decision to no longer allow participants with reverse mortgages on their homes, which simultaneously trimmed the program's rolls and increased the likelihood that participants had sufficient equity to pay back their deferred taxes. Even with changes, the program was projected to have a shortfall for payments in November 2011 and 2012. The program's fund was bolstered temporarily with a $19 million loan from the Common School Fund, to be paid back with interest in mid-2013.

This set of changes succeeded in cutting as many as half of the 10,500+ participants from the programs' rolls.[8] This, however, sparked a firestorm of controversy, as seniors, many of whom faced large tax bills on incomes of less than $10,000/year, were given less than three months notice before their year's property taxes—often $2,000 or more—unexpectedly came due. The program again made headlines in *The Oregonian* as seniors petitioned their representatives and testified in Salem.[9]

The result was a second bill, HB 4039, which gave a reprieve to some distressed homeowners. The roughly 1,700 participants who had been disqualified solely because of reverse mortgages were reinstated for a two-year period, with arrangements made to cover or refund property taxes charged for the two years. Continued funding issues, however, meant that other former participants, such as those who had recently purchased their homes, or whose houses exceeded county median value ratios, remained without support.[10]

HB 4039 also directed the Department of Revenue "to gather detailed data from program participants on their socioeconomic characteristics and financial position relating to the tax-deferred homestead" and to report the results to the interim committees of the Legislative Assembly.[11]

This report presents and analyzes the results of the survey mandated by this legislation. The report begins with a description of the survey and an assessment of the extent to which the returned surveys represent the population of participants in the Property Tax Deferral Program. We focus on the extent to which respondents represent the Property Tax Deferral population with respect to income, reverse mortgage holding and region of the state. Note that about 89 percent of the participants are senior citizens and 11 percent are disabled. We did not ask about which program a respondent participated in, so are not able to distinguish the two types of participants in the survey.

The second section presents information about the socioeconomic characteristics and financial position of the participants. We look at sources of income for three different income groups. We also attempt to examine the financial position of these income groups, focusing on their household expenses and the liabilities they currently have against their properties.

The third section of the report examines participation in the program. We attempt to understand the extent to which the program is used by people to stay in the homes they have owned for many years by examining how long participants have owned their homes and whether long time owners (LTO) are different than recent home purchasers with respect to their socioeconomic characteristics and financial position. We also examine program entry and seek to understand whether those who have entered the program within the last five years are different from long-term participants (LTP) who have participated for more than five years. Finally we examine whether there appears to be a link between when people buy homes and when they enter the deferral program, by looking at whether those who entered the program in the last 5 years have owned their homes for longer or shorter time periods.

A fourth section examines the use of reverse mortgages. We first look at the extent of use of reverse mortgages and the patterns of simultaneous holding of reverse mortgages and other mortgages and liens. We examine the extent to which participants with reverse mortgages may differ with respect to socioeconomic characteristics and financial position from those who do not have reverse mortgages. We also look at whether reverse mortgages are more or less likely to be held by LTPs and LTOs.

The fifth section summarizes the responses to the open-ended question in the survey about “other challenges besides property taxes you face that might force you out of your home.”

A final section presents a summary of major findings.

The Survey

In October 2012, the Oregon Department of Revenue (DOR) contracted with the Rural Studies Program (RSP) at Oregon State University to conduct a survey of all active participants in the Oregon Property Tax Deferral Program for Senior and Disabled Citizens. In consultation with the DOR and the Oregon Legislative Revenue Office (LRO), we constructed a survey instrument to solicit detailed information about the socioeconomic characteristics and financial position of taxpayers participating in the Property Tax Deferral Program. The survey asked program participants for information related to how long they had participated in the program and owned their home; how much they owed on their home and whether they had taken reverse mortgages, second mortgages, or had other liens on their property; how much income they received from various sources, and what percentages of their income they spent on various categories of health care and household expenses. The survey also included questions on the participants' county of residence, marital status, and education level, as well as the number of people residing in the home.

Using a DOR-provided mailing list, the survey was mailed in mid-November to all 7333 active participants. A letter explaining the reason for the survey and how the information would be used was sent with the survey, and it indicated that the survey was anonymous and voluntary. Two weeks later, a reminder postcard was sent to all participants. The survey and accompanying letter did not mention DOR.

By January 28 (the cutoff date for this report), 2363 surveys had been returned and coded, for a response rate of 32 percent. These surveys constitute the sample used in the analysis. There are three variables for which we have both data from the survey and data from the Department of Revenue about the population of program participants: household income, having a reverse mortgage, and county of residence. We use these data to determine the extent to which this sample is representative of the entire population of program participants. Tables 1 and 2 provide some summary statistics comparing these variables in the sample and the population.

Table 1 Income Comparison of Population and Survey Respondents

Variable	Survey Respondents, as reported in survey	Survey Respondents, Adjusted*	Population (Department of Revenue data)
Median Household Income	NA	NA	$17,662
Household Income Distribution (%)			
No income	8.2	1.0	1.8
Less than $10,000	12.9	13.0	16.5
$10,000 - $14,999	29.2	33.0	20.3
$15,000 - $19,999	19.0	20.9	20.5
$20,000 - $24,999	17.4	18.5	17.9
$25,000 - $29,999	6.5	6.5	11.1
$30,000 - $34,999	5.2	5.3	7.6
More than $35,000	1.6	1.6	5.0

*Many respondents apparently do not consider Social Security to be "income". Most of the 8.2 percent of respondents reporting "no income" (first column) in response to the total household income question (Q-20) reported some Social Security income in Q-17. Some others reported Social Security Benefits higher than their total reported household income in Q-20. This middle column adjusts the total income for all these respondents to the level of Social Security income they report

Table 2 Reverse Mortgage and Geography Comparison of Population and Survey Respondents

Variable	Survey Respondents	Population
Percent with reverse mortgages (%)	23.2	20.3
Region of residence		
Portland Metro (%)	44.3	44.4
Mid- and South Willamette Valley (%)	21.2	22.5
Douglas, Jackson, Josephine Counties (%)	12.2	12.8
Coast (%)	9.6	7.9
Central Oregon (%)	8.9	9.4
Eastern Oregon (%)	3.7	3.1

There are some statistically significant differences between the sample and the population. We use the middle column (which adjusts reported household income to include reported Social Security Benefits) as the basis for our income categories in this report. Households reporting incomes between $10,000 and $14,000 are over-represented in our sample. Forty-seven percent of those for whom we have reported household income in the sample report incomes of less than $15,000, compared with 38.6 percent in the population. Higher-income households are under-represented; 13.4 percent of the sample reported incomes of $25,000 or more, compared with 23.7 percent of the population reporting this level of income. Reverse mortgage-holders are over-represented. The proportion of the sample with reverse mortgages (23.2 percent) is larger the proportion of the population with reverse mortgages (20.3 percent). Each region of the state is well-represented in the sample. However, the Oregon Coast is slightly over-represented, and the Mid- and South Willamette Valley is slightly under-represented.

An appendix is attached that contains the survey instrument and frequency distributions for each variable.

Socioeconomic Characteristics and Financial Position of Program Participants

The Oregon Property Tax Deferral Program for Senior and Disabled Citizens serves low and moderate-income elderly and disabled citizens. For 2012, the income limit for program participation is $40,500. In order to see how the program affects respondents of different income levels, we split respondents into three categories based on their 2011 total household income: those with less than $15,000, those with between $15,000 and $24,999, and those with $25,000 or more.

From Table 3, it is clear that many of the participants in the program have very limited incomes. Forty-seven percent of the respondents live in households making less than $15,000 per year. Less than 15 percent of the respondents report $25,000 or more in annual income.

Table 3 Income Levels of Respondents

Frequency of Respondents of Different Income Levels		
2011 Total Household Income	Frequency	Percentage
Less than $15,000	1054	47.0%
Between $15,000 and $24,999	885	39.4%
$25,000 or more	305	13.6%
Total	2244	100%

Table 4 shows the sources of income for households of the three total income categories. Almost all the households in each income range receive Social Security income. For one-third of the households, Social Security is the only income source. Social Security income is the only income source for 45 percent of the lowest income households. Large shares of households have wage income (38.5 percent), pensions (30 percent) and investment income (21.9 percent). For the lowest-income households, a smaller share received income from each of these other sources, particularly pension and investment income. As might be anticipated, larger shares of the $25,000-or-more income participants received income from these sources, particularly investment income and pensions.

Table 4 Sources of Income

Percentages of Respondents by Income Level That Received Different Types of Income					
2011 Total Household Income	What percentage of respondents received each type of income?				
	Wage Income	Investments	Pensions	Social Security	Only Social Security
Less than $15,000	38.1%	14.8%	14.9%	97.8%	45.5%
$15,000-$24,999	36.1%	25.4%	37.9%	98.0%	29.4%
$25,000 or more	46.5%	36.0%	59.0%	97.6%	8.1%
All Respondents	38.5%	21.9%	30%	97.9%	33.9%
Total Observations	2119	2158	2158	2194	2121

It is very difficult from our survey results to get a good sense of the financial condition of program participants. The data do allow, however, some conservative estimates of what share of the participants experience serious financial hardship. We attempted to estimate financial hardship two ways: shares of income spent on necessities, and amount of mortgage debt still owed on the home.

In the survey, participants were asked estimate the shares of income in 10 percent increments (“less than 10 percent”, 10-20 percent,…, more than 50%) they spent on four health related expenditures (health insurance, medications, doctors’ visits and care-facility) and five general household expenditures (utilities, groceries, automobile and other transportation, home repair, other household necessities). For each household, we developed a conservative strategy for estimating expenditure shares: we summed the minimum percentages in each category above the “less than 10 percent” category to arrive at a minimum percent that the particular household could have spent on all necessities listed in our survey. For example, if a household indicated that it spent 20-30 percent on groceries, 10-20 percent on utilities and less than 10 percent on automotive, we concluded that they must have spent at least 30 percent of household income on these three categories (20 percent on groceries and 10 percent on utilities and nothing on automotive). If respondents indicated spending “less than 10 percent” in a given category, they were assumed to spend no money on it, except in the cases of groceries and utilities, each of which were assumed to require a minimum of 5% of household income. Even under this conservative protocol, more than one in eight (14.6 percent) of the participant households were judged to spend more than 100 percent of their income on necessities. (Table 5)

Table 5 Extent of Financial Hardship

Aggregated Medical and Household Expenditures by Income Level							
2011 Total Household Income	Minimum Percent of Income Spent on Medical and Household Expenses						
	20% or Less	21%-40%	41%-60%	61%-80%	81%-100%	More than 100%	Total
Less than $15,000	25 8.0%	66 21.1%	76 24.3%	65 20.8%	32 10.2%	49 15.7%	313 100%
$15,000-$24,999	32 10.7%	83 27.7%	63 21.0%	48 16.0%	29 9.7%	45 15.0%	300 100%
$25,000 or More	18 14.0%	42 32.6%	32 24.8%	13 10.1%	10 7.8%	14 10.9%	129 100%
All Respondents	75 10.1%	191 25.7%	171 23.0%	126 17.0%	71 9.6%	108 14.6%	742 100%
							Total Observations: 742

For our other attempt to measure financial hardship, we draw on survey responses about outstanding mortgages and liens. Those with mortgages have a financial commitment in addition to the household expenses itemized in the previous table. Participants were asked whether they had other mortgages and non-property-tax-deferral liens against their home. If they reported having such liabilities, they were asked to report the amounts of such mortgages and liens in $50,000 increments. We used a similar conservative protocol to estimate the sum of minimum amounts of all mortgages and liens that each household might have. From Table 6, it is clear that those with more income are more likely to still have mortgages and liens and to have mortgages above $150,000, and thus are likely to have additional monthly expenses beyond food, transportation and health necessities indicated in Table 5. A similar table with showing mid-point, as opposed to minimum, liabilities, can be found in Appendix B.

Table 6 Outstanding Mortgages and Liens

Total Liabilities on Home by Income Level									
2011 Total Income	Minimum Amount Owed in Mortgages and Liens ($000)								
	None	Less than $50	$50-$100	$100-$150	$150-$200	$150 - $200	$250 - $300	More than $300	Total
Less than $15,000	362 42.3%	206 24.1%	118 13.8%	68 8.0%	34 4.0%	26 3.0%	18 2.1%	23 2.7%	855 100%
$15,000-$24,999	293 38.8%	160 21.2%	113 14.9%	89 11.8%	46 6.1%	23 3.0%	16 2.1%	16 2.1%	756 100%
$25,000 or More	78 28.9%	52 19.3%	39 14.4%	49 18.1%	30 11.1%	9 3.3%	4 1.5%	9 3.3%	270 100%
All Respondents	733 39.0%	418 22.2%	270 14.4%	206 11.0%	110 5.8%	58 3.1%	38 2.0%	48 2.6%	1881 100%
									Total Observations: 1881

Table 7 (below) shows minimum mortgage liabilities by how long respondents have owned their homes. For the sample as a whole, 39% of respondents have no mortgage liabilities, and another 22% have minimum mortgage liabilities under $50,000. Those who purchased their homes more than 20 years ago are more likely than the sample as a whole to owe little or no money in mortgages. A quarter of the sample is carrying a relatively moderate debt burden, with a minimum liability between $50,000 and $149,000. A smaller portion of this sample, about 8%, owes at least $200,000 in mortgages. Though the proportions are similar across the categories of how long ago the respondent purchased their home, a large portion of these respondents have lived in their homes for more than 20 years. Though it cannot be determined whether this is a large debt burden in comparison to the value of the home, it does suggest that a small but not inconsequential number of long-term homeowners have significant liabilities against the value of their home. A similar table, with mid-point, rather than minimum, mortgage liabilities, can be found in Appendix B.

Table 7 Mortgage Liability and Length of Home Ownership

Amount Owed in Mortgages and Amount of Time in the Home					
Minimum Mortgage Liability*	How Long Ago Did the Respondent Purchase Their Home?				
	5-9 Years	10-14 Years	15-19 Years	More than 20 Years	Total
None	109 40.8%	85 27.1%	76 31%	441 43.5%	711 38.7%
Less than $50k	50 18.7%	67 21.3%	66 26.9%	228 22.5%	411 22.3%
$50-$99k	40 15%	60 19.1%	46 18.8%	113 11.2%	259 14.1%
$100k-$149k	33 12.4%	47 15%	18 7.3%	104 10.3%	202 11%
$150k-$199k	15 5.6%	33 10.5%	21 8.6%	44 4.3%	113 6.1%
$200k-$249k	9 3.4%	11 3.5%	10 4.1%	30 3%	60 3.3%
$250k-$299k	4 1.5%	3 1%	8 3.3%	22 2.2%	37 2%
More than $300k	7 2.6%	8 2.5%	0 0%	31 3.1%	46 2.5%
Total	267 100%	314 100%	257 100%	1013 100%	1839 100%
					Total Observations: 1839

Program Participation

Most participants are long-time residents of their homes. More than half have lived in their houses for 20 or more years. (Table 8)

Table 8 Length of Home Ownership

Length of Time Respondents Have Owned Their Homes (Years Since Purchase of Home)	
Number of Years	Frequency and Percentage
5 to 9 Years	312 14.1%
10 to 14 Years	373 16.9%
15 to 19	291 13.2%
20 or more years	1231 55.8%
Total	2208 100%

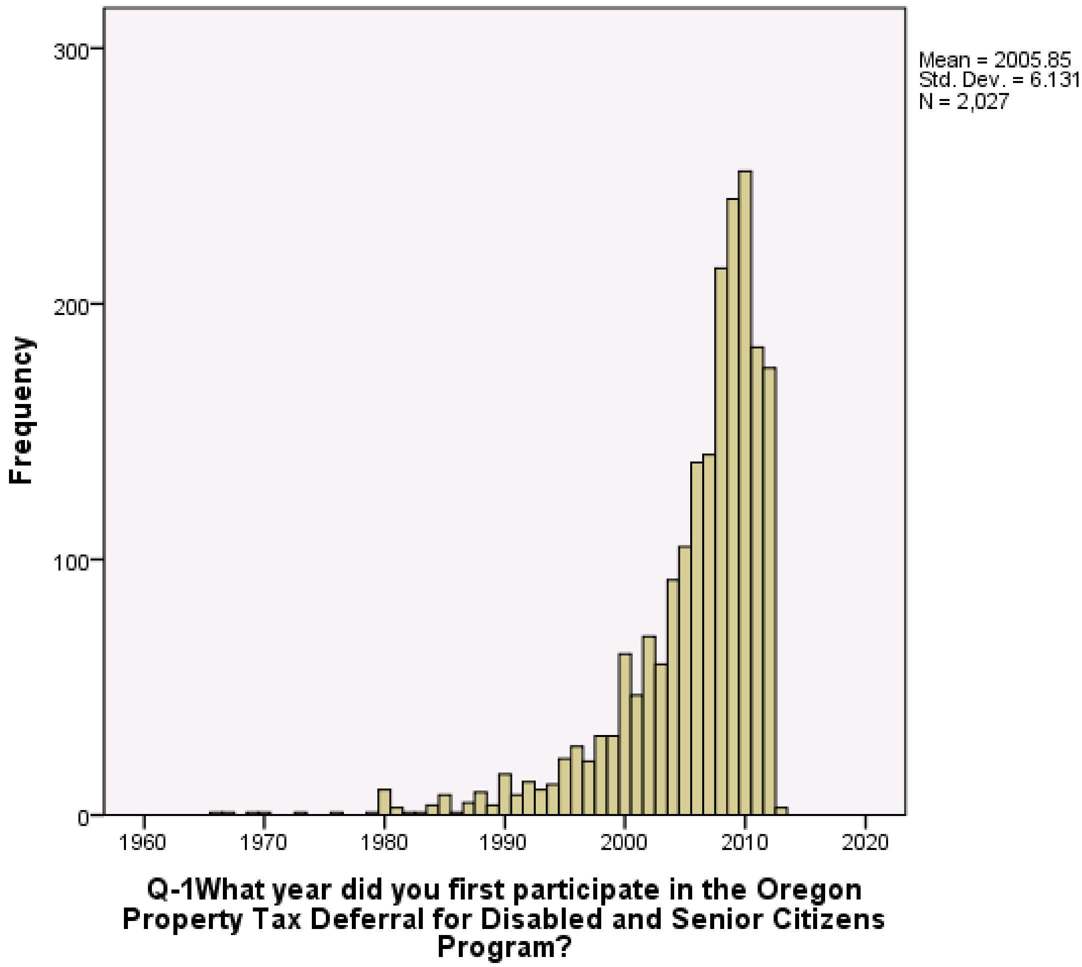
The lowest income households are slightly more likely than the higher income groups to have lived in their homes for 20 or more years. (Table 9)

Table 9 Length of Home Ownership by Income

How Long Respondents Have Owned Their Homes by Income Level					
2011 Household Income	How long ago did the respondent purchase their home?				
	5-9 Years	10-14 Years	15-19 Years	20 Years or More	Total
Less than $15,000	128 13.0%	159 16.1%	124 12.6%	574 58.3%	985 100%
$15,000-$24,999	123 14.9%	148 17.9%	107 12.9%	449 54.3%	827 100%
$25,000 or More	44 14.9%	54 18.3%	47 15.9%	150 50.8%	295 100%
All Participants	295 14%	361 17.1%	278 13.2%	1174 55.7%	2107 100%
				Total Observations: 2107	

Most current program participants entered the program within the past 5 years. Figure 1 shows that program entry peaked as the state moved into the recession.

Figure 1 Year Respondent Entered the Program



People who entered the program in the past five years are less likely than the population as a whole to have incomes below $15,000, and more likely to have incomes above $25,000. (Table 10)

Table 10 Recent Program Entrants by Income Level

When Respondents Entered the Program by Income Level			
Total 2011 Income	Did the respondent enter the program in the past five years?		
	Yes	No	Total
Less than $15,000	432 49.1%	448 50.9%	880 100%
Between $15,000 and $24,999	411 52.4%	374 47.6%	785 100%
$25,000 or More	169 62.1%	103 37.9%	272 100%
All Respondents	1012 52.2%	925 47.8%	1937 100%
			Total Observations: 1938

Table 11 indicates that most participants have lived in their homes for many years. Almost half have lived in their homes for more than 20 years and three quarters have lived in their homes for more than 10 years. At the same time, those who have entered the program in the past five years are more likely to have purchased in the last ten years than longer-term participants.

Table 11 Year of Home Purchase for Recent and Long-Term Participants

Year of Home Purchase for Recent and Long-Term Participants			
What Year Was the Home Purchased?	Did the Respondent Enter the Program in the Past Five Years?		
	Yes	No	Total
2006 or Later	45 4.4%	19 2%	64 3.3%
2001-2005	227 22.1%	152 16.4%	379 19.4%
1991-2000	280 27.3%	270 29.1%	550 28.2%
1990 or Earlier	473 46.1%	486 52.4%	958 49.1%
Total	1025 100%	927 100%	1952 100%
			Total Observations: 1952

Reverse Mortgages

About one quarter of all respondents (23.2%) reported having reverse mortgages. Table 12, below, shows information on the participants who answered who answered all the survey's mortgage and lien questions. A slightly smaller percentage of this subset (21.8 percent) have reverse mortgages. Almost half of these (11.5 percent of the subset) also have a mortgage or lien on their homes. Only 37 percent of respondents have neither mortgages nor reverse mortgages on their home.

Table 12 Use of Reverse Mortgages with Other Mortgages and Liens

Reverse Mortgages by Combinations of Other Mortgages and Liens			
	Reverse Mortgage	No Reverse Mortgage	Row Percent
No Mortgages or Liens	11.5% 239	36.9% 765	48.5%
No First Mortgage, but has Second Mortgage or Liens	.8% 17	7.5% 155	8.3%
First Mortgage, No other Mortgages or Liens	9.3% 192	21.7% 450	31%
First Mortgage and other Mortgages or Liens	.1% 3	12.1% 251	12.3%
All Participants	451 21.8%	1621 78.2%	2072 100.0%
			Total Observations: 2072

Table 13 shows that participants with reverse mortgages are slightly less likely to have a mortgage or lien on their home than those without reverse mortgages. If they do have mortgages, however, it is much more likely to be just a first mortgage.

Table 13 Reverse Mortgages and Other Mortgages and Liens

Reverse Mortgages and Other Mortgages and Liens		
	Reverse Mortgage	No Reverse Mortgage
No Mortgages or Liens	239 53%	765 47.2%
No First Mortgage, but has Second Mortgage or Liens	17 3.8%	155 9.6%
First Mortgage, No other Mortgages or Liens	192 42.6%	450 27.8%
First Mortgage and other Mortgages or Liens	3 0.7%	251 15.5%
All Participants	451 100%	1621 100%
		Total Observations: 2072

Table 14 suggests that households with more than $25,000 in income are less likely to have reverse mortgages than those with lower incomes.

Table 14 Reverse Mortgages by Income Level

Reverse Mortgages by Income Level			
2011 Total Household Income	Does the Respondent Have a Reverse Mortgage?		
	Yes	No	Total
Less than $15,000	253 24.9%	764 75.1%	1017 100%
Between $15,000 and $24,999	201 23.4%	659 76.6%	860 100%
$25,000 or more	54 18.2%	242 81.8%	296 100%
Total	508 23.4%	1665 76.6%	2173 100%
			Total Observations: 2173

The taking of a reverse mortgage does not appear to be consistently related to how long people have lived in their homes. (Table 15) Most of the participants with reverse mortgages have lived in their homes for 20 or more years.

Table 15 Reverse Mortgages by Length of Tenure in Home

Reverse Mortgages by How Long Respondents Have Lived in Their Homes			
How Long Has the Respondent Lived in The Home?	Does the Respondent Have a Reverse Mortgage?		
	Yes	No	Total
Less than 5 Years	6	15	21
Row Percentage	28.6%	71.4%	100%
Column Percentage	1.2%	.9%	1%
5-9 Years	50	237	287
Row Percentage	17.4%	82.6%	100%
Column Percentage	10.1%	14.4%	13.4%
10-14 Years	79	278	357
Row Percentage	22.1%	77.9%	100%
Column Percentage	16.5%	16.9%	16.7%
15-19 Years	79	204	283
Row Percentage	27.9%	72.1%	100%
Column Percentage	15.9%	12.4%	13.2%
20 or More Years	283	913	1196
Row Percentage	23.7%	76.3%	100%
Column Percentage	56.9%	55.4%	55.8%
Total	497	1647	2144
Row Percentage	23.2%	76.8%	100%
Column Percentage	100%	100%	100%
			Total Observations=2144

Table 16 shows that over 83% of respondents who have reverse mortgages have less than $50,000 remaining on their line of credit. This is a potential cause for concern, though it is unknown how large lines of credit were relative the value of the respondents' homes. While the large numbers of new participants in recent years caused financial difficulties for the program, it does not appear that reverse mortgages are a larger concern for this group, as the amounts remaining on reverse mortgages for those who entered the program in the past five years are very similar to those for longer-term participants.

Table 16 Recent Entrants and Reverse Mortgages

Time in the Tax Deferral Program and Amount of Credit Remaining on Reverse Mortgages			
Amount Remaining on the Reverse Line of Credit	When did the respondent enter the program?		
	2008 or Later	2007 or Earlier	Total
Less than $50,000	151 81.6%	179 84.4%	330 83.1%
$50k-$99k	19 10.3%	20 9.4%	39 9.8%
$100k-$149k	7 3.8%	9 4.2%	16 4%
$150k-$199k	5 2.7%	1 .5%	6 1.5%
$200k-$249k	0 0%	2 .9%	2 .5%
$250k-$299k	1 .5%	0 0%	1 .3%
More than $300k	2 1.1%	1 .5%	3 .8%
Total	185 100%	212 100%	397 100%
			Total Observations=397

Potential Participant Challenges Related to Remaining in Homes

One question on the survey asked respondents to write an open-ended response detailing other obstacles besides property taxes they faced that might keep them from remaining in their homes. To provide a picture of other challenges that participants face, responses were categorized into 21 non-exclusive categories, allowing respondent to include multiple obstacles. Details about distinctions between categories can be found in Appendix C. Table 17 shows that health issues and health costs were two main concerns, along with home maintenance and repair. Along with common expenses such as utilities, groceries, and homeowner’s insurance, small percentages of homeowners cited difficulties with home payments or reverse mortgage debt, suggesting some distress with regard to the property.

Table 17 Potential Obstacles to Remaining in Home

What Other Obstacles Might Keep You from Remaining in Your Home?	
Health Issues	26.1%
Major Home Repair Costs	16.5%
Medical or Health Insurance Bills	15.2%
House or Yard Maintenance	12.7%
Utilities	11%
Lack of income	8%
Property Taxes Owed as a Result of Being Dropped from the Tax Deferral Program	8.6%
Transportation	7.4%
House payments	6.6%
Home Insurance	4.6%
Groceries	4.1%
Inflation	3.5%
Mobile Home Space Rent	2.8%
Compound Interest on the Tax Deferral Loan	2.2%
Death of Spouse	1.6%
Tax Increases	1.4%
Inability to Get a Reverse Mortgage and Keep the Property Tax Deferral	1.3%
Loss of Job/Inability to Work	.8%
Poor Stock Market Performance	.3%
Other	12.2%
No Current Obstacles	10.8%
	Total Observations: 1088

Summary

This report provides information about the characteristics of the participants in Oregon Property Tax Deferral Program for Senior and Disabled Citizens, their program participation and use of reverse mortgages and potential challenges to their remaining in their homes other than property tax payments. Perhaps the most striking characteristic of the respondents was their very low income—47 percent of respondents lived on less than $15,000. Those that are helped are overwhelmingly long-term homeowners; more than 80 percent purchased their homes more than 10 years ago, and over half bought at least two decades ago. The program helps many long-term, low-income homeowners pay their property taxes.

The influx of new participants in the past five years, however, has been a concern for the program. Those who have entered since 2007 report somewhat higher incomes than those who entered earlier. Recent entrants however, remain largely long-term homeowners, as over 70 percent of those who joined the program in the past five years bought their homes before 2000.

Reverse mortgages constitute another point of concern. Over half of the respondents with reverse mortgages have no mortgages or liens on their home, but 43 percent are still paying off their first mortgage. Half of those with reverse mortgages receive less than $15,000 a year in annual income. More than half (56 percent) of those with reverse mortgages have been in their homes for 20 years are longer.

Participants identified other potential challenges to their remaining in their homes besides property taxes. Health and health care cost concerns and home repairs were major potential obstacles to remaining in their homes. By their deferring property taxes, the Oregon Property Tax Deferral Program for Senior and Disabled Citizens removes one potential challenge and allows many low-income homeowners to remain in their homes.

Appendix A

Survey Instrument and Frequency Distributions
for
2012 Survey of Participants in
Oregon Property Tax Deferral
for Disabled and Senior Citizens Program

Please return surveys to:

Property Tax Deferral Program Survey
Oregon Policy Analysis Laboratory
Rural Studies Program
300 Gilkey Hall
Oregon State University
Corvallis, Oregon 97331-6206
541-737-2811

SECTION 1

In this first section of the survey we would like to ask you about your participation in the Oregon Property Tax Deferral for Disabled and Senior Citizens Program and the status of your home. <u>All questions refer to the home that you have enrolled in the Oregon Property Tax Deferral for Disabled and Senior Citizens Program.</u> If you did not participate in the Program in 2011, you do not need to complete the rest of the survey. Please remember that all responses are fully anonymous.

Q-1 What year did you first participate in the Oregon Property Tax Deferral for Disabled and Senior Citizens Program? *(2027 responses)*

Date Range	Mean	Median	Std. Dev.
1966 to 2013	**2005.85**	**2008**	**6.131**

Q-2 When did you purchase your home? *(2208 responses)*

Date Range	Mean	Median	Std. Dev.
1910 to 2007	**1986.66**	**1990**	**15.060**

Q-3 How much did you pay for your home? (*2263 responses*)

1. $0-$50,000	**46% (1040)**
2. $50,000-$99,999	**25.5% (577)**
3. $100,000-$149,999	**18.5% (418)**
4. $150,000-$199,999	**6.9% (157)**
5. $200,000-$249,999	**2.5% (57)**
6. $250,000-$299,999	**0.5% (12)**
7. More than $300,000	**0.1% (2)**

Q-4 Do you have a mortgage or land contract on your home? *(2260 responses)*

Yes	No
44.0% (994)	**56.0% (1266)**

Q-5 How much do you currently owe on your home? *(1103 responses)*

1. $0 - $50,000	**34.0% (375)**
2. $50,000-$99,999	**24.6% (271)**
3. $100,000-$149,999	**24.0% (265)**
4. $150,000-$199,999	**10.4% (115)**
5. $200,000-$249,999	**5.0% (55)**
6. $250,000-$299,999	**1.6% (18)**
7. More than $300,000	**0.4% (4)**

Q-6 Do you currently have a <u>reverse</u> mortgage on your home? (In a "reverse" mortgage, you receive money from the lender, and generally don't have to pay it back for as long as you live in your home. The loan is repaid when you die, sell your home, or when your home is no longer your primary residence.) *(2274 responses)*

Yes	No
23.2% (528)	**76.8% (1746)**

Q-7 When did you obtain a <u>reverse</u> mortgage on your home? *(465 responses)*

Date Range	Mean	Median	Std. Dev.
1987 to 2012	**2005.80**	**2007**	**5.813**

Q-8 What was the total approved amount of your <u>reverse</u> mortgage? *(503 responses)*

1. $0-$50,000	**5.8% (29)**
2. $50,000-$99,999	**15.9% (80)**
3. $100,000-$149,999	**34.0% (171)**
4. $150,000-$199,999	**20.1% (101)**
5. $200,000-$249,999	**16.9% (85)**
6. $250,000-$299,999	**4.4% (22)**
7. More than $300,000	**3.0% (15)**

Q-9 How much is currently available on your reverse line of credit? *(455 responses)*

1. $0-$50,000	**83.3% (379)**
2. $50,000-$99,999	**9.9% (45)**
3. $100,000-$149,999	**4.0% (18)**
4. $150,000-$199,999	**1.5% (7)**
5. $200,000-$249,999	**0.4% (2)**
6. $250,000-$299,999	**0.2% (1)**
7. More than $300,000	**0.7% (3)**

Q-10 Do you currently have any other mortgages on your home? *(2253 responses)*

Yes	No
8.6% (194)	**91.4% (2059)**

Q-11 How many other mortgages do you currently have on your home? *(250 responses)*

1	**86.8% (217)**
2	**11.6% (29)**
More than 2	**1.6% (4)**

Q-12 Please provide the amounts of each additional mortgage you currently have on your home*:*

a. Mortgage 2 *(161 responses):*

1. Less than $50,000	**81.4% (131)**
2. $50,000-$99,999	**11.8% (19)**
3. $100,000-$149,999	**6.2% (10)**
4. $150,000-$199,999	**---**
5. $200,000-$249,999	**0.6% (1)**
6. $250,000-$299,999	**---**
7. More than $300,000	**---**

b. Mortgage 3 *(20 responses):*

1. Less than $50,000	**90.0% (18)**
2. $50,000-$99,999	**5.0% (1)**
3. $100,000-$149,999	**---**
4. $150,000-$199,999	**---**
5. $200,000-$249,999	**---**
6. $250,000-$299,999	**---**
7. More than $300,000	**5.0% (1)**

Q-13 Do you currently have any <u>liens</u> on your home other than the Property Tax Deferral? *(2255 responses)*

Yes	No
15.4% (347)	**84.6% (1908)**

Q-14 How many <u>other</u> liens do you currently have on your home? *(333 responses)*

1	**80.5% (268)**
2	**14.4% (48)**
More than 2	**5.1% (17)**

Q-15 Please provide the amounts of each additional lien you currently have on your home:

a. Lien 2 (287 responses):

1. Less than $50,000	**85.7% (246)**
2. $50,000-$99,999	**7% (20)**
3. $100,000-$149,999	**3.8% (11)**
4. $150,000-$199,999	**1.4% (4)**
5. $200,000-$249,999	**1.4% (4)**
6. $250,000-$299,999	**---**
7. More than $300,000	**0.7% (2)**

b. Lien 3 (56 responses):

1. Less than $50,000	**85.7% (48)**
2. $50,000-$99,999	**7.1% (4)**
3. $100,000-$149,999	**7.1% (4)**
4. $150,000-$199,999	**---**
5. $200,000-$249,999	**---**
6. $250,000-$299,999	**---**
7. More than $300,000	**---**

SECTION 2

This section of the survey concerns your income from various sources. Please remember that all responses are fully anonymous.

Q-16 What was your pre-tax household income from wages, salaries, and other pay for work in 2011? *(2189 responses)*

1. No income	**61.3% (1341)**
2. Less than $10,000	**10.5% (229)**
3. $10,000-$14,999	**12.5% (274)**
4. $15,000-$19,999	**5.0% (109)**
5. $20,000-$24,999	**6.6% (145)**
6. $25,000-$29,999	**1.6% (34)**
7. $30,000-$34,999	**2.3% (51)**
8. More than $35,000	**0.3% (6)**

Q-17 What was your household income from Social Security Benefits in 2011? *(2269 responses)*

1. No social security income	**2.2% (51)**
2. Less than $10,000	**21.2% (480)**
3. $10,000-$14,999	**43.2% (981)**
4. $15,000-$19,999	**18.3% (415)**
5. $20,000-$24,999	**11.6% (264)**
6. $25,000-$29,999	**2.5% (57)**
7. $30,000-$34,999	**0.8% (19)**
8. More than $35,000	**0.1% (2)**

Q-18 What was your household pre-tax income from financial investments (including rental properties, 401Ks, and IRAs) in 2011? *(2234 responses)*

1. No investment income	**78.5% (1753)**
2. Less than $10,000	**17.5% (390)**
3. $10,000-$14,999	**2.2% (50)**
4. $15,000-$19,999	**0.6% (14)**
5. $20,000-$24,999	**0.7% (16)**
6. $25,000-$29,999	**0.2% (5)**
7. $30,000-$34,999	**0.1% (2)**
8. More than $35,000	**0.2% (4)**

Q-19 How much pre-tax income did your household receive from employer retirement pensions (DO NOT include 401k or IRA) in 2011? (2203 responses)

1. No retirement income	**70.2% (1546)**
2. Less than $10,000	**22.7% (499)**
3. $10,000-$14,999	**4.0% (88)**
4. $15,000-$19,999	**1.5% (32)**
5. $20,000-$24,999	**1.1% (25)**
6. $25,000-$29,999	**0.3% (7)**
7. $30,000-$34,999	**0.2% (5)**
8. More than $35,000	**0.0% (1)**

Q-20 What was your total pre-tax household income in 2011, including all wages, salaries, and other pay for work; all Social Security Benefits; and all income from employer pensions and retirement plans? (2244 responses)

1. No income	**8.2% (184)**
2. Less than $10,000	**12.9% (289)**
3. $10,000-$14,999	**29.2% (656)**
4. $15,000-$19,999	**19.0% (426)**
5. $20,000-$24,999	**17.5% (392)**
6. $25,000-$29,999	**6.5% (145)**
7. $30,000-$34,999	**5.2% (117)**
8. More than $35,000	**1.6% (35)**

Q-21 Are you currently receiving any of the following types of state or local assistance:

Oregon Trail (food stamps)?.... (2261 responses)	YES	**30.9% (698)**	NO	**69.1% (1563)**
In-home/home-based care?..... (2007 responses)	YES	**5.8% (116)**	NO	**94.2% (1891)**
Meals-on-Wheels?................... (2002 responses)	YES	**4% (81)**	NO	**96% (1921)**

SECTION 3

This section of the survey concerns your expenses for medical care and basic household needs. For each category below, please select the approximate percentage of your income you spend on that category each month. Please remember that all responses are fully anonymous.

Q-22 Approximately how much do you spend per month on each of the following medical expenses:

	Less than 10%	10-20%	20-30%	30-40%	40-50%	More than 50%
Health insurance? (1959 responses)	**51.4%**	**32.1%**	**11.1%**	**3.7%**	**1.0%**	**0.8%**
Medications? (1995 responses)	**69.0%**	**19.0%**	**7.8%**	**2.4%**	**1.1%**	**0.7%**
Doctor visits? (1896 responses)	**75.3%**	**15.9%**	**5.9%**	**1.7%**	**0.8%**	**0.4%**
At a care facility? (949 responses)	**92.5%**	**2.8%**	**1.8%**	**0.7%**	**0.4%**	**1.7%**

Q-23 Approximately how much do you spend per month on each of the following household expenses:

	Less than 10%	10-20%	20-30%	30-40%	40-50%	More than 50%
Utilities (gas, electric, and water, combined)? (2060 responses)	**20.9%**	**41.2%**	**20.0%**	**9.7%**	**4.6%**	**3.5%**
Groceries? (2024 responses)	**23.3%**	**38.5%**	**24.0%**	**9.3%**	**3.0%**	**1.9%**
Auto/boat/RV/ motorcycle payments and insurance? (1733 responses)	**57.1%**	**27.6%**	**9.4%**	**3.8%**	**0.8%**	**1.4%**
General home repair? (1857 responses)	**66.6%**	**22.8%**	**7.2%**	**1.2%**	**1.0%**	**1.2%**
Other household necessities? (1858 responses)	**54.6%**	**27.4%**	**10.9%**	**3.9%**	**1.6%**	**1.6%**

Q-24 The program is intended to help you remain in your home as long as you are able. Are there other challenges besides property taxes you face that might force you out of your home? What are they?

Below is supplemental information provided by respondents. This information was coded into the following questions (with results displayed below).

Q-24a Were health issues (including to ability to care for oneself) listed as an obstacle to remaining in the home?

Yes	No
26.1% (281)	**73.9% (794)**

Q-24b Were medical bills or health insurance costs listed as an obstacle to remaining in the home?

Yes	No
15.2% (164)	**84.8% (913)**

Q-24c Were house or yard maintenance listed as an obstacle to remaining in the home?

Yes	No
12.7% (136)	**87.3% (939)**

Q-24d Were the costs of home repairs listed as an obstacle to remaining in the home?

Yes	No
16.5% (178)	**83.5% (898)**

Q-24e Were house payments listed as an obstacle to remaining in the home?

Yes	No
6.6% (71)	**93.4% (1006)**

Q-24f Were home or insurance costs listed as an obstacle to remaining in the home?

Yes	No
4.6% (50)	**95.4% (1026)**

Q-24g Was mobile home space rent listed as an obstacle to remaining in the home?

Yes	No
2.8% (30)	**97.2% (1046)**

Q-24h Were utility expenses listed as an obstacle to remaining in the home?

Yes	No
11.0% (118)	**88.7% (959)**

Q-24i Were groceries listed as an obstacle to remaining in the home?

Yes	No
4.1% (44)	**95.9% (1031)**

Q-24j Were transportation issues listed as an obstacle to remaining in the home?

Yes	No
7.4% (80)	**92.6% (996)**

Q-24k Was loss of a job or inability to work listed as an obstacle to remaining in the home?

Yes	No
0.8% (9)	**99.2% (1067)**

Q-24l Was the death of the person's spouse listed as an obstacle to remaining in the home?

Yes	No
1.6% (17)	**98.4% (1059)**

Q-24m Was poor stock market performance listed as an obstacle to remaining in the home?

Yes	No
0.3% (3)	**99.7% (1071)**

Q-24n Were tax increases listed as an obstacle to remaining in the home?

Yes	No
1.4% (15)	**98.6% (1059)**

Q-24o Was lack of income listed as an obstacle to remaining in the home?

Yes	No
8.5% (92)	**91.5% (985)**

Q-24p Was inflation listed as an obstacle to remaining in the home?

Yes	No
3.5% (38)	**96.5% (1037)**

Q-24q Was compound interest on the deferral loan listed as an obstacle to remaining in the home?

Yes	No
2.0% (22)	**97.9% (1054)**

Q-24r Were property taxes owed as a result of being dropped from the deferral program listed as an obstacle to remaining in the home?

Yes	No
8.6% (92)	**91.4% (984)**

Q-24s Was inability to get a reverse mortgage and keep the property tax deferral listed as an obstacle to remaining in the home?

Yes	No
1.3% (14)	**98.7% (1062)**

Q-24t Were other obstacles to remaining in the home listed?

Yes	No
11.2% (121)	**88.8% (962)**

Q-24u Did the respondent say that there were no other obstacles to remaining in the home?

Yes	No
10.8% (115)	**89.2% (954)**

SECTION 4

This final section contains demographic questions about yourself and your household. Please remember that all responses are fully anonymous.

Q-25 Please circle the county or group of counties in which you reside (note that Gilliam, Sherman, and Wheeler counties are listed together): (2253 responses)

1. Baker	**0.4%**	12. Grant	**0.3%**	24. Marion	**5.5%**
2. Benton	**1.3%**	13. Harney	**0.2%**	25. Morrow	**0.4%**
3. Clackamas	**9.3%**	14. Hood River	**0.2%**	26. Multnomah	**22.2%**
4. Clatsop	**1.6%**	15. Jackson	**6.3%**	27. Polk	**1.9%**
5. Columbia	**1.1%**	16. Jefferson	**0.7%**	28. Tillamook	**0.8%**
6. Coos	**3.2%**	17. Josephine	**2.9%**	29. Umatilla	**1.3%**
7. Crook	**1.2%**	18. Klamath	**1.8%**	30. Union	**0.7%**
8. Curry	**0.9%**	19. Lake	**0.2%**	31. Wallowa	**0.3%**
9. Deschutes	**4.2%**	20. Lane	**10.1%**	32. Wasco	**0.5%**
10.Douglas	**2.9%**	21. Lincoln	**2.9%**	33. Washington	**8.9%**
11.Gilliam, Sherman, or Wheeler	**0.1%**	22. Linn	**3.4%**	34. Yamhill	**2.3%**
		23. Malheur	**0.2%**		

Q-26 What is the highest level of education you have completed? (2251 responses)

1. Grade School	**3.0% (68)**
2. Middle or junior high school	**4.8% (107)**
3. High school	**32.2% (724)**
4. Vocational school	**4.5% (102)**
5. Some college	**33.2% (748)**
6. College graduate	**13.9% (312)**
7. Graduate school	**5.8% (131)**
8. Other	**2.6% (59)**

Q-27 What is your current marital status? (2171 responses)

Married	Not Married
28.6% (621)	**71.4% (1550)**

Q-28 How many people are currently residing in your home? (2219 responses)

Range	Mean	Median	Std. Dev.
0 to 8	**1.55**	**1.00**	**.814**

Those are all the questions we have. If you have any additional comments, please include those on a separate piece of paper. Thank you for your precious time.

Appendix B: Alternative Liability Calculations

This appendix presents tables on mortgage liabilities calculated using a different method from that used in the body of the report. While the report tables include the minimum liabilities on a respondents home based on the mortgage and lien amounts they selected, these tables assuming the liability to be the mid-point of the range selected.

Mid-point Estimate of Total Liabilities on Home by Household Income

2011 Total Household Income	Mid-point Amount Owed in Mortgages and Liens ($000)								
	None	Less than $50	$50-$100	$100-$150	$150-$200	$150 - $200	$250 - $300	More than $300	Total
Less than $15,000	362 42.3%	177 20.7%	91 10.6%	87 10.2%	43 5.0%	33 3.9%	23 2.7%	39 4.6%	855 100%
$15,000-$24,999	293 38.8%	132 17.5%	103 13.6%	90 11.9%	50 6.6%	39 5.2%	20 2.6%	29 3.8%	756 100%
$25,000 or More	78 28.9%	45 16.7%	35 13.0%	43 15.9%	31 11.5%	20 7.6%	7 2.6%	11 4.1%	270 100%
All Respondents	733 39.0%	354 18.8%	229 12.2%	220 11.7%	124 6.6%	92 4.9%	50 2.7%	79 4.2%	1881 100%
Total Observations: 1881									

Amount Owed in Mortgages and Amount of Time in the Home					
Mid-point Mortgage Liability*	How Long Ago Did the Respondent Purchase Their Home?				
	5-9 Years	10-14 Years	15-19 Years	More than 20 Years	Total
None	109 40.8%	85 27.1%	76 31%	441 43.5%	711 38.7%
Less than $50k	44 16.5%	55 17.5%	57 23.3%	191 18.9%	347 18.9%
$50-$99k	33 12.4%	54 17.2%	37 15.1%	102 10.1%	236 12.3%
$100k-$149k	39 14.6%	51 16.2%	28 11.4%	94 9.3%	212 11.5%
$150k-$199k	12 4.5%	26 8.3%	16 6.5%	68 6.7%	122 6.6%
$200k-$249k	15 5.6%	25 8%	14 5.7%	41 4%	95 5.2%
$250k-$299k	5 1.9%	6 1.9%	11 4.5%	28 2.8%	50 2.7%
More than $300k	10 3.7%	12 3.8%	6 2.4%	48 4.7%	76 4.1%
Total	267 100%	336 100%	245 100%	1013 100%	1839 100%
					Total Observations: 1839

Appendix C: Category Definitions for Open Responses

(Variables Q24a-Q24u)

Health: The respondents mention health issues, or inability to care for themselves or live alone, as an obstacle to staying in the house. There is a separate variable for medical expenses.

Medical Bills: This is similar to the health variable but is for situations were the issue appears to be with the expenses rather than the condition itself. For example, this would be if the respondent says that he/she would struggle to pay for medical care, or for medication or health insurance

Maintenance: The respondent sees problems with being able to perform basic yard and house maintenance.

Home Repair Costs: The respondent doesn't have money for major repairs, such as replacing the roof, buying a new furnace if the furnace breaks, etc.

House Payments: The respondent has problems paying off the mortgage. Does not include problems with paying back reverse mortgages.

Home Insurance: The respondent does not have home insurance or struggles to pay for it. This does not include health insurance (included under medical bills) or auto insurance (included under transportation)

Space Rent: The respondents have difficulties with paying rent for their mobile home space.

Utilities: The respondent has difficulties with bills for heating, electricity, oil, natural gas, etc.

Groceries: The respondent mentions groceries, the cost of food, etc.

Transportation: The respondent mentions lack of transportation, difficulty driving, loss of driver's license, loss of car, or lack of money for car repairs or car insurance.

Loss of Job: The respondents mention losing their job as a potential obstacle to remaining in the home.

Death of Spouse: The respondents mention the death of their spouse as a potential obstacle to remaining in the home.

Investments: Respondent mentions lack of investment or retirement income, or low stock prices, stock market crashes, etc.

Tax Increases: Respondent mentions tax increases of any kind

Inability to Get a Reverse Mortgage and Keep the Property Tax Deferral: Respondent mentioned inability to get a reverse rortgage and keep the property tax deferral

Lack of Income: Respondent mentions general lack of income or money.

Inflation: Respondent mentions inflation, or general price increases. (I.e. "Increasing costs on everything"). If the respondent mentions only increases for a specific item (such as groceries, health insurance, or energy) the response is included under that code, not in this category.

Compound Interest: Respondent mentions the interest charged by the tax deferral program.

Property Taxes: Respondent mentions having to pay property taxes owed as a result of being dropped from the deferral program as an obstacle to remaining in their home.

Need for Reverse Mortgage: Respondent mentions being unable to get a reverse mortgage as an obstacle to remaining in their home.

Other: Respondent mentions any item that does not fit into the categories above.

No obstacles: Respondents state that there are no other obstacles to remaining in their home.

Endnotes

[1] Oregon Department of Revenue. *Property Tax Deferral Programs Annual Report: Senior Citizen, Disabled Citizen, Special Assessment.* 150-490-475 (Rev. 04-09), April 2009. Accessed December 18, 2012 from http://www.oregon.gov/dor/forms/property/490-475.pdf.
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