

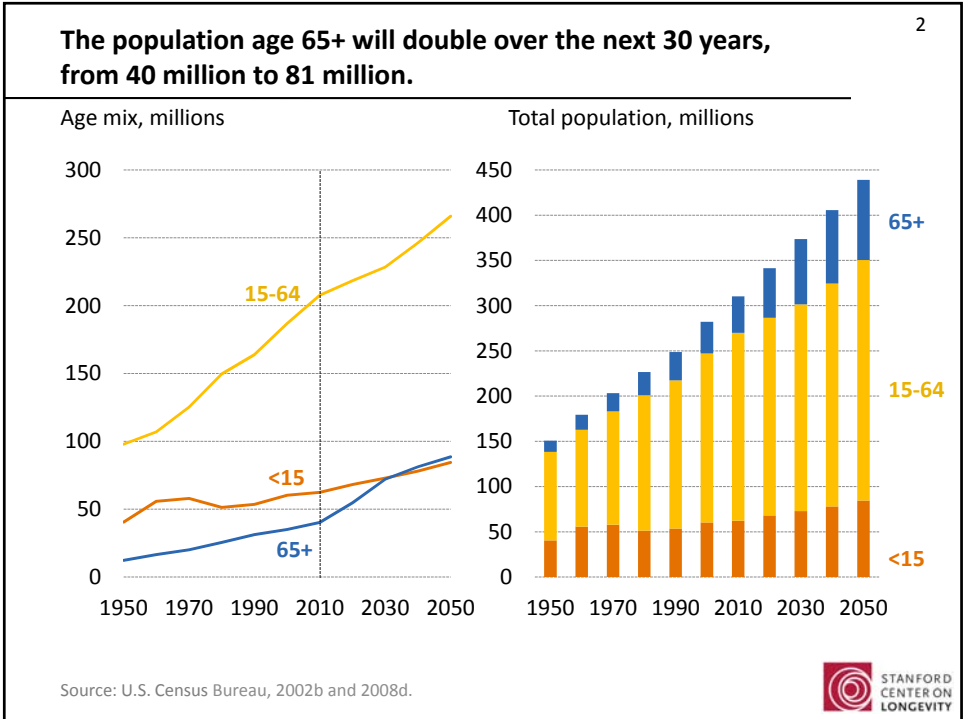
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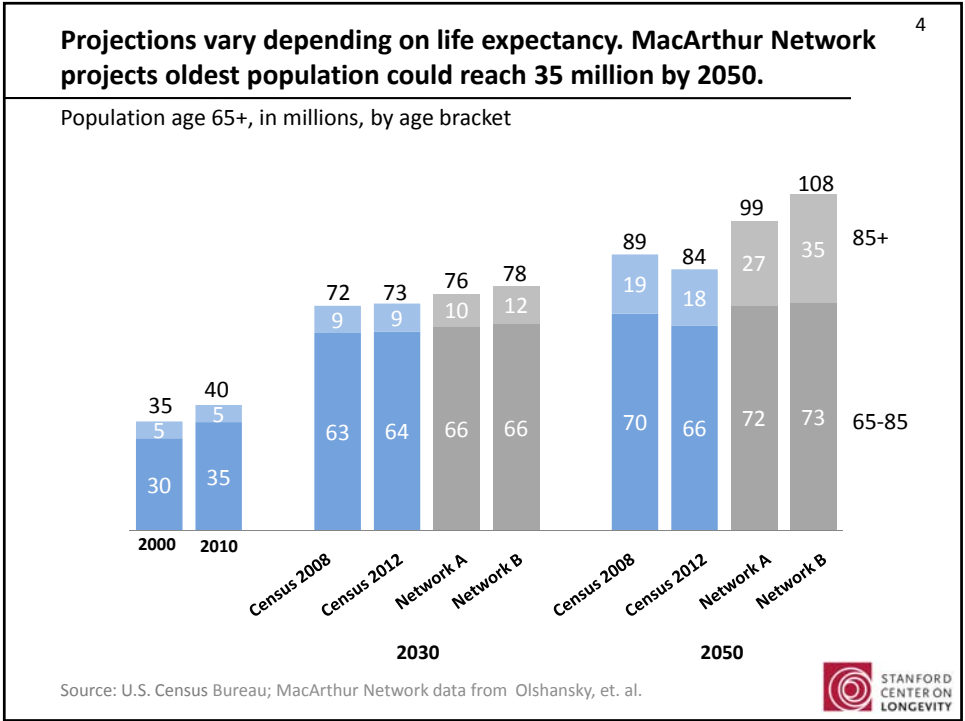
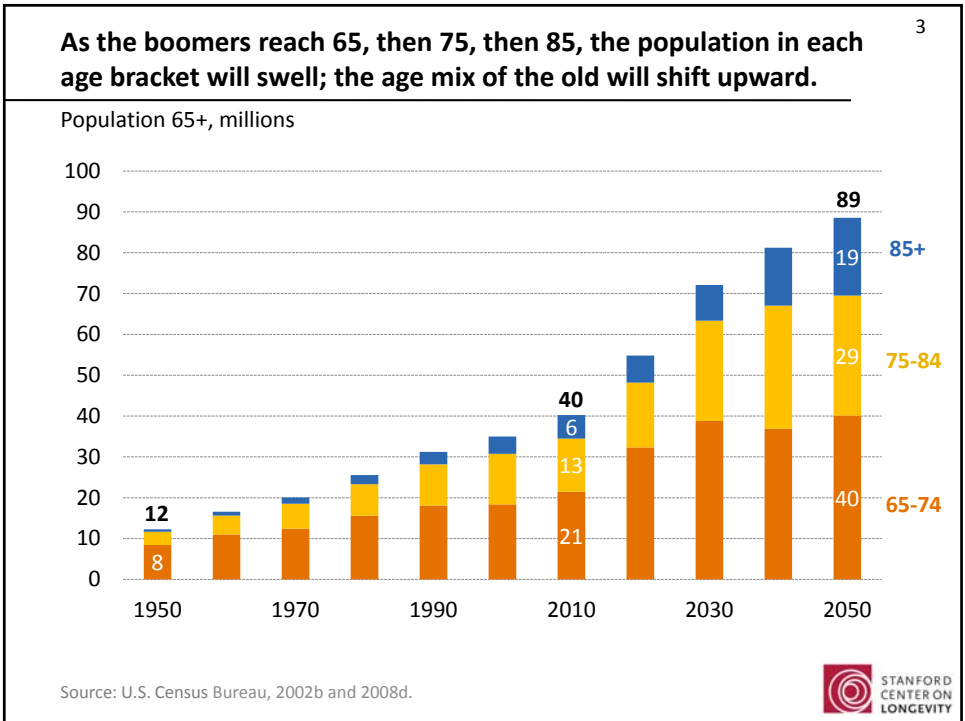
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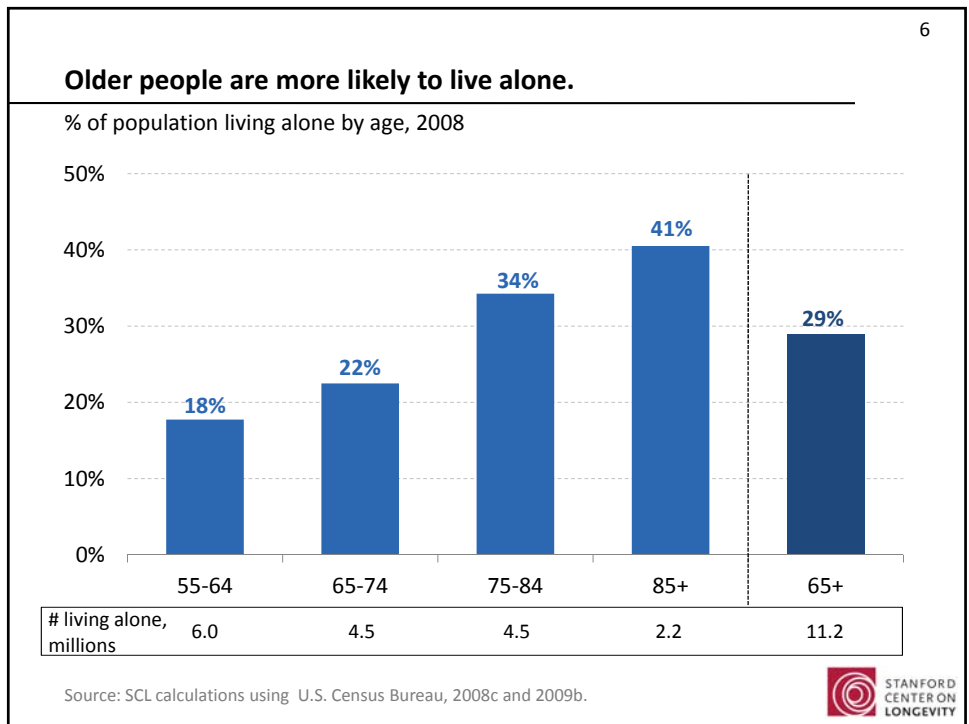
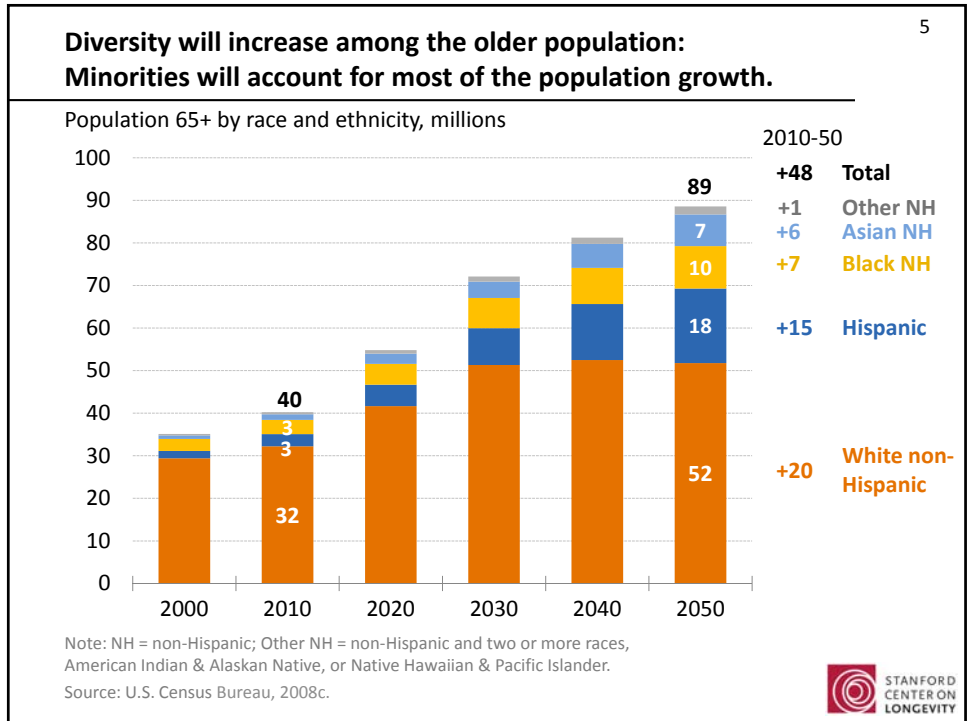
Demographic Risk Factors

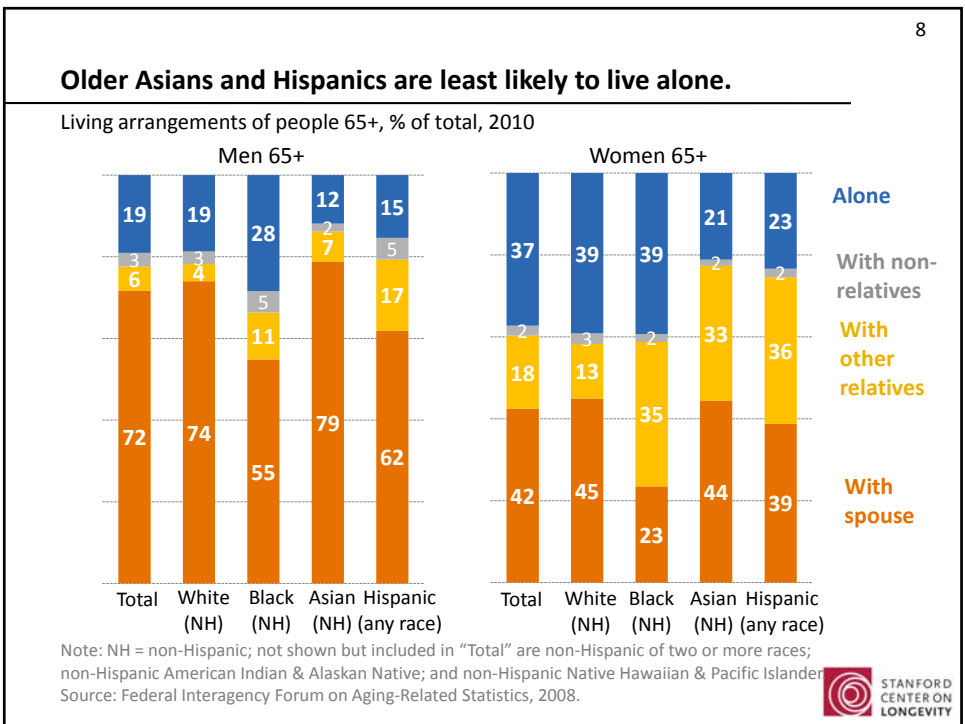
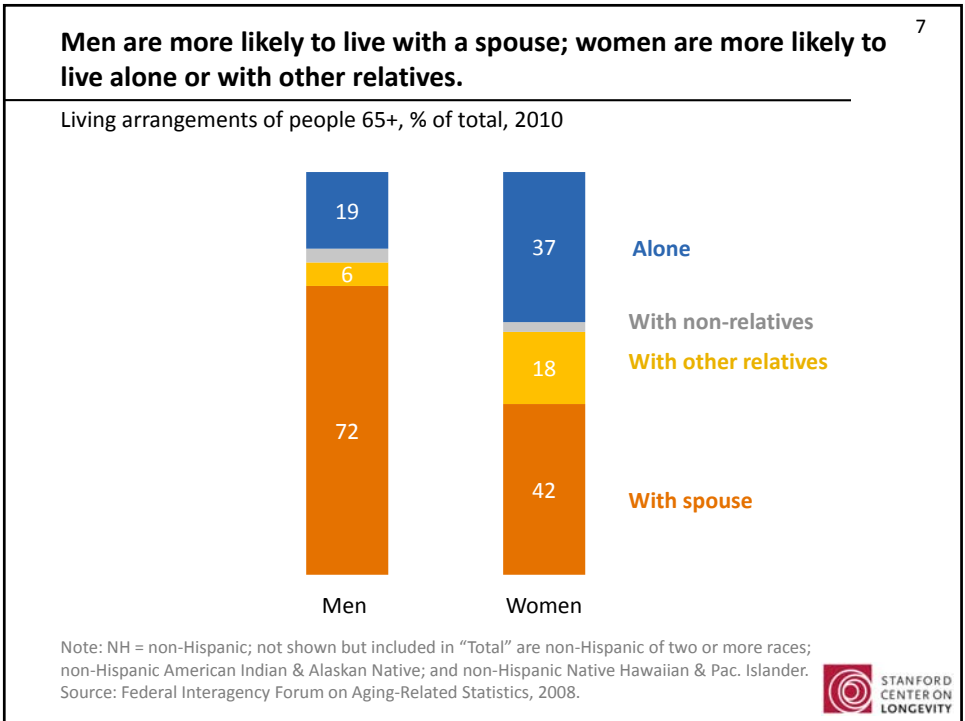
December 13, 2012

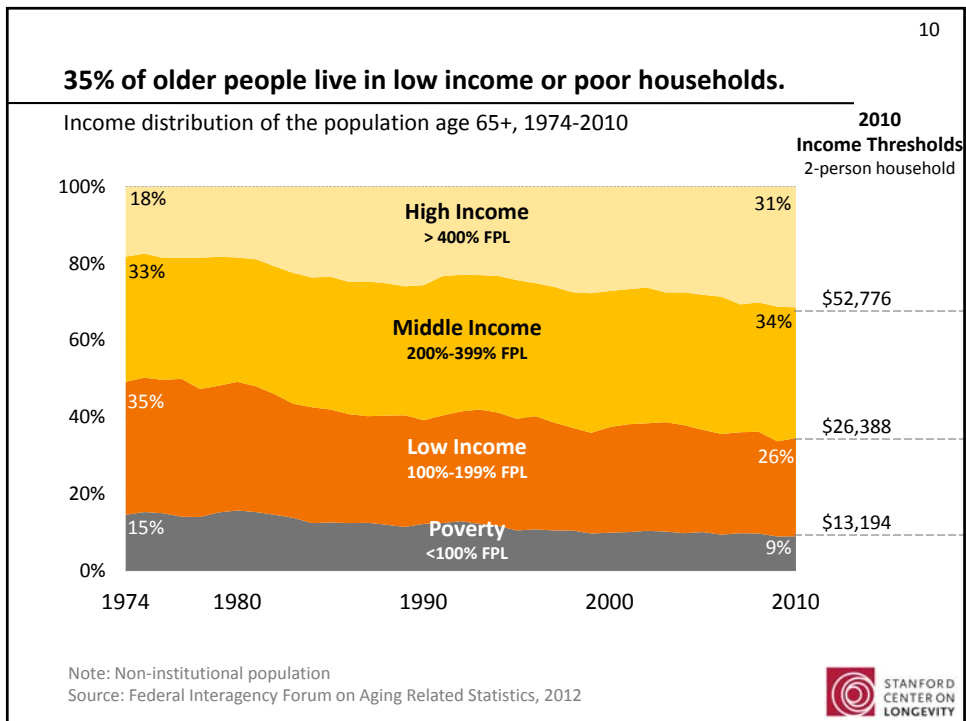
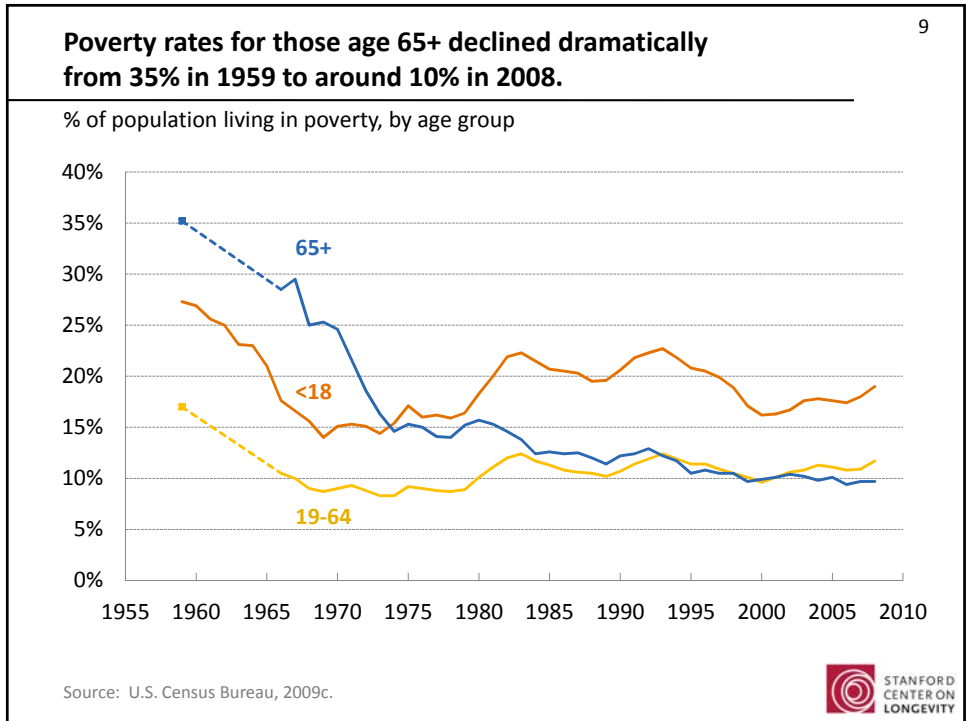
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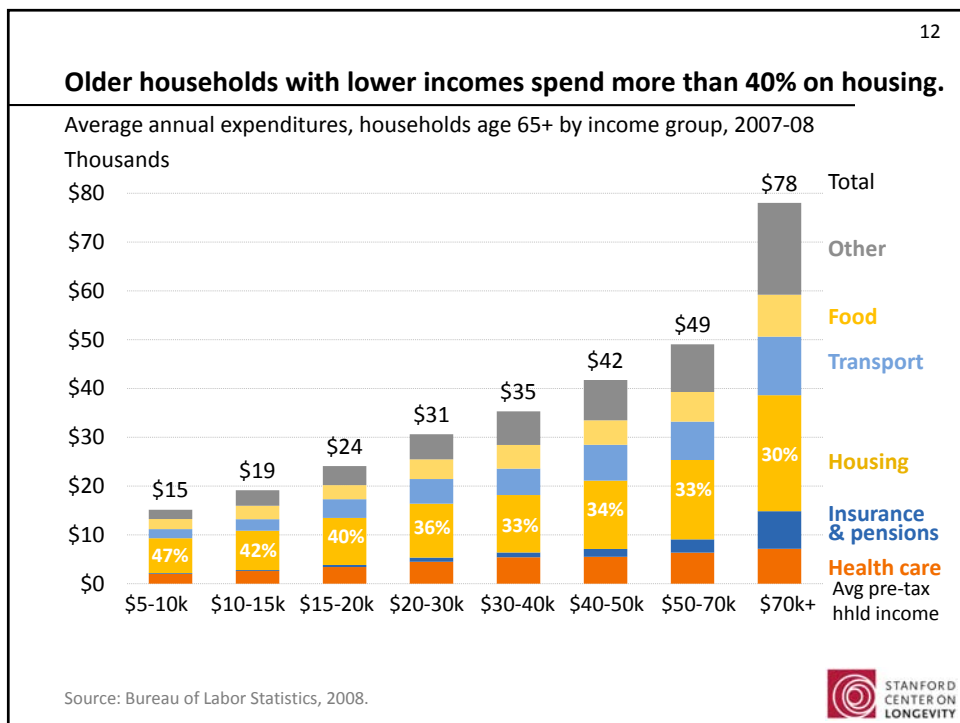
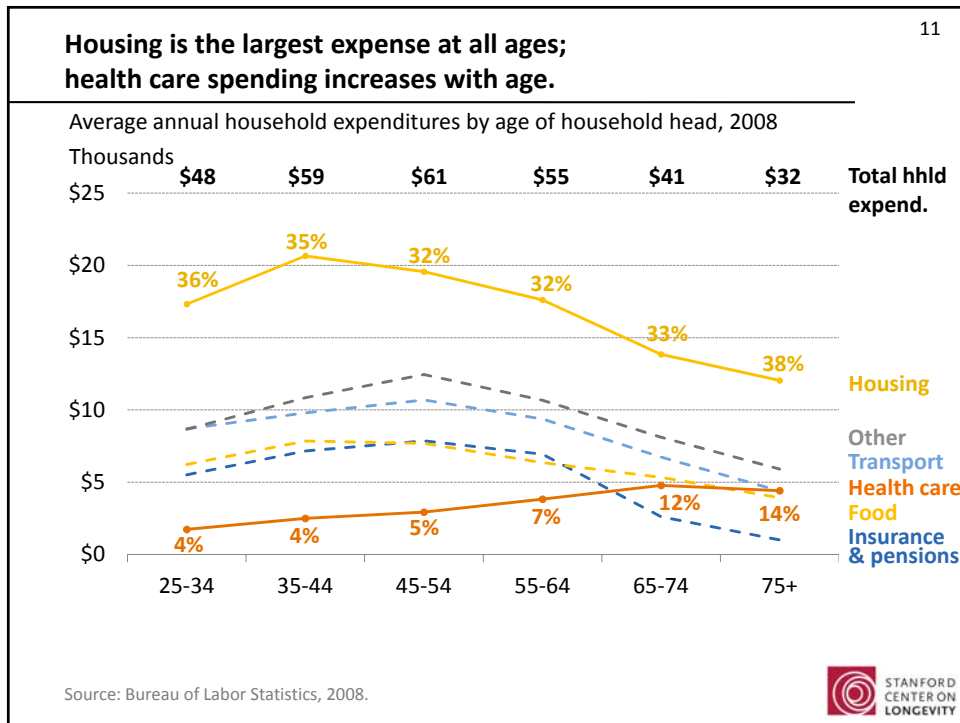












Demographic risk factors make housing policy urgent

- Population growth: # oldest old will more than triple
- Increasing ethnic diversity
- More diversity in living arrangements
- 35% of older people live in low income or poor households
- Housing cost burden exceeds 33% for older households

