

Advisory Council on Aging (ACOA) Housing Workgroup

Thursday, January 16, 2020

9:30 AM

Present: Gerald Richards (Chair; ACOA), Annette Balter (Covia), Victoria Snyder (Contra Costa Senior Legal Services), Lisa Hicks (Independent Living Resources), Teri House (City of Antioch), Tara Kopp (Office of Congressman DeSaulnier), Rosa Loya (Meals on Wheels Diablo Region), Monica Shepard (Shelter Inc.), Michael Hopfe (Independent living Resources), Annette Balter (Covia), and Nhang Luong (Staff; Area Agency on Aging)

Introductions

Minutes and agenda approved

Discussion: Housing White Paper - Teri House, CDBG and City of Antioch Consultant

- Working draft of white paper distributed, working title “Housing Contra Costa County’s Older Adults 2019 – Planning for the Silver Tsunami.” Suggestion: change subheading to “...Planning for the Future.”
- More Census data and analytics from different sources is available to incorporate into report. Teri is drawing information from reports published by Joint Center for Housing Studies of Harvard University.
- Teri’s questions to the Workgroup: What is our expectation? Who is the audience for the report?
 - One expectation/goal is to incorporate older adult housing perspective/data in the 5-Year County Consolidate Plan. Teri said goal met. Data and discussion of older adult housing issues incorporated into report, which is almost complete.
 - Target audience: City Councils and Planners, Board of Supervisors, and the community at large. Workgroup hopes to work with City representatives to the ACOA to bring older adult housing issues to City Councils/Planners.
- White paper has general demographic information but focus should be on older adult housing related data. In-depth demographic data on older adult population will be in the Area Agency on Aging’s 4-Year Plan.
- If data is available, show migration of people moving east to Antioch and other cities for more affordable rents.
- Group data by region then breakdown by cities
- Text box to pull out key points relevant to Planning Departments
- Independent living perspective - board and care is about \$4,500 month. Gap in service - people with disabilities with “over income” do not qualify for subsidies and cannot afford the high cost of assisted living.
- Define affordable and advocate for building housing for people with 0% - 30% area median income. Most cities fund construction for people with 50-60% area median income, which is not affordable for the very low-income.
- Tax credit properties tie to area median income can become unaffordable when median income goes up.
- Land trust keeps rents steady
- **Action item:** Review white paper and email Teri House feedback/suggestions.

Work Plan Discussion

- Expect white paper done in a couple of months.
- Plan Housing Summit/Convening to present results.
- Timing suggestion – after summer holidays when cities done with budget process. Have a City Planner review our talking points for feedback/suggestions.
- Present results to ACOA as a trial run before Housing Summit.
- **Action items:** Gerald Richards to speak with ACOA President about getting on ACOA agenda. Nhang Luong to request volunteers for Housing Summit Planning Committee.

- Season of Sharing – discussion of barriers to accessing services
- **Action item:** Nhang Luong to discuss barriers with SOS and invite representative to March meeting

Plan Next Meeting

- Invite Monica Shepard to discuss Shelter Inc. services
- February meeting falls on Presidents Day. Nhang Luong will email Doodle Poll to determine another meeting date.