

# Advisory Council on Aging (ACOA) Housing Workgroup

Wednesday, February 27, 2019

9:30 AM

**Present:** Ruth McCahan (Housing Workgroup Chair; ACOA), Angelique Diaz (Covia - Home Match), Gerald Richards (Housing Workgroup Co-Chair; Senior Legal Services Board), Anitra Winder (Habitat for Humanity East Bay/Silicon Valley), Mike Awadalla (Care Patrol), Zuleika Godinez (Ensuring Opportunity), and Nhang Luong (Area Agency on Aging)

**Discussion:** CASA - the Committee to House the Bay Area - recently published CASA Compact, a set of policy recommendations to solve the Bay Area's housing crisis. CASA is headed by San Francisco Foundation, Association of Bay Area Governments (ABAG), and Metropolitan Transportation Commission (MTC). Zuleika Godinez shared that one of the recommendations is a regional housing bond measure that spans the 9 Bay Area counties. Contra Costa has two representatives on the CASA Committee, Joseph Villarreal, Executive Director of Contra Costa Housing Authority and City of Clayton Council Member, Julie Pierce. Zuleika said there will be a CASA panel at Ensuring Opportunity's Housing Summit on June 3, 9 a.m. - 4 p.m. to provide more information.

## Minutes and agenda approved by consensus

**Presentation:** Anitra Winder, Habitat for Humanity East Bay/Silicon Valley

- Habitat for Humanity East Bay/Silicon Valley has contracts with multiple municipalities - City of Walnut Creek, City of Antioch, and Contra Costa County. The combination of these contracts allows Habitat to cover most municipalities in Contra Costa. They administer the mobile home repair program only.
- Eligibility requirements:
  - Must own and reside in a mobile home
  - Meet asset limit - \$100,000 or less for 62 and older; \$50,000 or less for people under age 62
  - Income less than 80% of AMI
  - Have homeowner insurance and no reverse mortgages or bankruptcies
- Repairs are done to improve health and safety of residents. The program makes improvements to doors, windows, flooring, water heaters, roof (leaks), seismic retrofitting, and accessibility. Assessors will do a walk through to determine the repairs needed.
- Applicants go through an intake process and list 4 things they think needs repair/replacement in their mobile homes. There's no waitlist for Walnut Creek program but Anitra Winder was not sure about the other municipalities in Contra Costa.
- If eligible for the Contra Costa program, applicants may receive grants up to \$5,000. Grants may be up to \$10,000 in Walnut Creek and Antioch. If repair costs exceed grant amount, Walnut Creek and Antioch offers the option of loans up to \$35,000. Mobile homes are not considered permanent structures so it is difficult to get a traditional loan to make repairs/improvements.
- Anitra Winder estimates they served 300 people in Contra Costa last year.

## Housing Workgroup Webpage:

- Each of the ACOA Workgroups and Committees have an opportunity to create a webpage that will be posted on the County's [www.ehsd.org](http://www.ehsd.org) website.
- Content ideas for Housing Workgroup webpage:
  - Infographic
  - Annual report
  - Meeting times

- Nhang Luong listed as contact person
- Repository of resources such as housing data/reports (links) – **Action Item:** Zuleika Godinez will send links to various housing reports to Nhang Luong
- List of members and links to the agency websites, if appropriate
- Vision statement - to bring awareness of housing issues and resources
- **Action Item:** Nhang Luong and Ruth McCahan will work on a draft to be reviewed at the next meeting

#### **ACOA Legislative Workgroup Meeting:**

- Ruth McCahan reported that the Legislative Workgroup asked all ACOA Workgroups to monitor the output of the State Legislative Committee and then follow up with letters of support or condemnation. The Housing Workgroup will be responsible for housing related bills. Gerald Richards said we could take positions on bills/legislation as long as they are consistent with the positions of the Board of Supervisors.
- **Action Item:** Gerald Richards and Zuleika Godinez volunteered to help track housing related bills. Nhang Luong will add “Housing Bills” as a standing item on the agenda.
- Any letters of support/non-support will need to be approved by the Executive Committee of the ACOA before it is sent.

**Point-in-Time Count** – Zuleika Godinez, Nhang Luong, and Gerald Richards helped administer the survey to get a count of the number of homeless in Contra Costa on January 29, 2019. Anecdotally, the three thought there was an increased in senior homelessness. It was reported that there were around 169 volunteers this year to help administer the survey, an increased from the previous year. Results from the survey will be published in a few months.

**Housing White Paper Update** – Nhang Luong shared that Policy and Planning Division of the Employment and Human Services Department agreed to help put together a white paper on housing. Lenore MacDonald also reached out to Professor Michael Haggerty for assistance. Professor Haggerty is the author of the Marin County Commission on Aging Housing Report.

#### **Home Match Contra Costa Update:**

- Angelique Diaz shared that there have been 5 matches since January (2 Concord, 2 Walnut Creek, and 1 in El Cerrito).
- They are also participating in a pilot with SilverNest. Home Match will enter two listings from Antioch into the SilverNest database to find prospective tenants. This pilot will last 3 months then Covia will evaluate the success of the collaboration.
- Home Match is looking for office space. They will cut down their presence at the Concord Senior Center from 2 days a week to one day.

#### **Plan next meeting:**

- Next meeting is March 19, 9:30-11:30 a.m.
- PACE Update from Lenora MacDonald
- Mike Awadalla to share information about Care Patrol
- Report back from Gerald Richards about the March 14 Housing Advisory Council meeting

Meeting adjourned at 11:30

Minutes prepared by Nhang Luong