

Advisory Council on Aging (ACOA) Housing Work Group Meeting Minutes

March 15, 2021 – 9:30-11:30 a.m.

Present: Gerald Richards (Chair; ACOA); Lenore McDonald (Center for Elders' Independence; Co-Chair); Taylor Kimber (Office of Congressman DeSaulnier); Caitlin Sly (Meals on Wheels Diablo Region); Lisa Hicks (Center for Elders' Independence); Jim Donnelly, Dennis Yee (ACOA); Gabriela Perez (COVIA – Home Match); Douglas Look (Modern Empathy); Mia Carbajal and Dulce Galicia (Richmond Land Trust); and Nhang Luong (Staff Support; Area Agency on Aging)

Introductions

Motion made to approve agenda: Lenore McDonald; **Seconds the motion:** Jim Donnelly; **In favor:** All

Motion made to approve minutes: Lenore McDonald; **Seconds the motion:** Dennis Yee; **In favor:** All

Presentation: Douglas Look, Director of Strategic Design & Realization, Modern Empathy

- In 2017, company focus on helping older adults and families stay in their own homes. Leverage what is available via state legislation opening up for homeowners to build ADUs.
- Instead of building individual discrete units and look at supporting things like intergenerational living. Support coming to you in your home.
- ADU Services Model:
 - Initial assessment and planning
 - Designing, selecting, estimating
 - Financing
 - Permitting
 - Building and project managing
 - Community Assisted Livability Model (CALM)
- Building ADUS only the start, Modern Empathy looking to:
 - Develop cycle of care
 - Sponsorship to build ADU clusters to leverage services such as home care
 - Form alliances and partnerships to enable building and supporting network of communities of color and older adults
- Working with Daly City, SOUP (land trust agency in East Palo Alto) and Café (age friendly environment) to apply for Bloomberg Global Mayors Challenge.
 - Pilot project – To start cluster of ADUs with resources that help older adults remain independent and postpone assisted care.
- More information on the company: www.modernempathy.com or their YouTube channel.

Update: Covia - Home Match, Gabriela Perez, Home Match Director

- Intergenerational match – Boat house resident connected with a widow.
- More home providers reaching out and asking for \$900-\$1000 per month.
- Home Match will officially launch in Oakland this week. Hiring Program Coordinator for Oakland.

Presentation: Richmond Land Trust - Mia Carbajal, Community Land Trust Program Manager, and Dulce Galicia, Community Planning Manager

- Contra Costa's first community land trust – received nonprofit status in 2020
- Mission: build resident power for community controlled land-use through community organizing.
- Aug. 2020 – fully staffed up.
- What is a community land trust CLT?
 - Community control of buildings. Residents work together to form a CLT, a non-profit that keeps land in trust on behalf of the community.
- CLT addresses community's immediate and long-term needs. It works with resident groups, non-profit housing developers, and other organizations to develop unused spaces to meet community needs.
- Community ownership of land – single-family homes, limited equity housing cooperatives, condominiums, and multifamily rentals. There is a 99-year ground lease or deed restriction.
- Acquire/develop new homes, steward existing homes (permanent affordability)
- Richmond Land is membership based non-profit organization open to low-to-moderate income residents who live and have roots in Richmond and West Contra Costa.
- Create conditions for CLT model to thrive via local advocacy, grow belief in public land trust in community hands, unlock public and private resources, and eliminate roadblocks.
- Support development projects that residents want. One of the program is Tiny Home Eco-Village. The project is a result of Building Power Fellowship – 10-month program for residents to learn about development and different ways to engage in advocacy. Looking at sites in North Richmond. A possibility is 22 small homes that have been abandoned and boarded up.

Update: Housing White Paper

Employment & Human Services Department's (EHSD) Policy and Planning Division agree to help finish the white paper.

Plan next meeting: Update on housing related bills and Habitat for Humanity East Bay

Next meeting: April 19, 9:30 to 11:30