

Advisory Council on Aging Housing Workgroup

Meeting Minutes

Monday, March 18, 2019, 9:30-11:30 a.m.

Present: Gerald Richards (Co-Chair; Contra Costa Senior Legal Services Board of Directors), Mike Awadalla (Care Patrol), Joan Carpenter (Office of County Supervisor John Gioia), Lisa Hammon (Choice in Aging), Zuleika Godinez (Ensuring Opportunity), Teri House (Contra Costa Consortium), Lenore McDonald (Center for Elders' Independence), and Nhang Luong (Staff Liaison; Area Agency on Aging)

Announcement - Teri House, Consultant, Contra Costa County HOME/CDBG Consortium (Consortium)

- The Consortium is conducting a needs assessment survey and holding regional meetings to gather input and assess the needs of the community. This information will help set priorities for the expenditure of \$60 million of funding from HUD over the next 5 years. The funding can be used to build affordable housing, provide homeless services, rehabilitate homes, and provide a variety of services for low income residents.
- The Consortium is comprised of the cities of Antioch, Concord, Pittsburg, Walnut Creek, and County of Contra Costa.
- The needs assessment will be included in two documents, the 2020-2025 Consolidated Plan and Analysis of Impediments to Fair Housing Choice. The Consolidated Plan will come out next Spring (April or May) and the Analysis of Impediments is generally available around September.
- The Consortium is aiming to get 1,000 completed surveys. The survey is available in English and Spanish and takes about 10-15 minutes to complete. The survey will close in May or June.
- **Action item:** Please share links to survey
 - English: <https://www.surveymonkey.com/r/N9CKWX7>
 - Spanish: <https://www.surveymonkey.com/r/KNB2GJ5>
- **Action item:** Nhang will email Marin County Commission on Aging's Housing Report to Teri House to see if the Consortium has similar data that could be used in the Housing Workgroup's white paper on housing.

Presentation: Lenore McDonald, Director of Fund Development and Government Relations, Center for Elders' Independence (CEI)

- CEI offers integrated health care and social services under the Program of All-inclusive Care (PACE) model. There are almost no limits to all-inclusive care. It includes primary/nursing care, hospital services, emergency services, behavioral health, home health care, transportation, social activities at PACE Day Centers, rehabilitation therapies, dental, and more.
- CEI has been operating for 35 years in Alameda County. It started with 40 Highland Hospital seniors who were high cost/frequent users of medical services.
- To qualify, must be aged 55 and older, have multiple chronic health challenges, live in CEI service area, and need help with daily routine (ADLs). 85% of participants are Duals (MediCal/Medicare). Private pay is accepted.
- CEI's service area spans El Sobrante to south Hayward. CEI purchased Guardian Adult Day Healthcare Center and recently completed a remodeling/re-opening.
- CEI is building a new center at 1475 Civic Ct. in Concord (near Water World). It is scheduled to open in January 2020. It has the capacity to serve up to 500 people.
- There are 50,000 PACE participants nationwide and there's an initiative to double that number in 2 years.

- In-home care services, transportation, and day centers are the main 3 services that help keep people living at home, avoiding institutionalization.
- CEI has 50 paratransit vans (door-to-door service) to take participants to appointments, social events, etc.
- CEI-PACE serves the high needs population. Average age of CEI participants is 76 years old. 75% utilizes behavioral health services. Most people stay in the program for 4.5 years, up from 3 years.
- SNFs receive \$9,000 a month for bed and primary care only. CEI gets far less than that, but delivers a lot more services.
- CEI has a home-delivered meals program in Alameda County that they underwrite with support from Kaiser. Serves 100 people right now.
- Serving homeless seniors is one of CEI's next big goals. San Diego PACE has a successful model that they will review and possibly pilot. **Action item:** Lenore will report back on San Diego's program when she has more information.
- CEI hosts a bi-annual Senior Health Policy Forum that will take place in December.

Presentation: Mike Adawalla, Certified Senior Advisor, Care Patrol

- Care Patrol is a placement agency with 160 offices all over the country. They help seniors find senior living options.
- 100% free for seniors and families; Care Patrol is compensated by the senior living communities.
- 5 levels of senior living:
 - Independent living, starts at \$3,500
 - Assisted living, starts at \$4,500
 - Memory Care Communities, starts at \$5,000
 - Residential Care Facilities for the Elderly (RCFE) or Board and Care - starts at \$4,000
 - Room and Board – starts at \$800, usually meals and utilities are included, must be independent
- Due to high housing cost in Contra Costa, Mike moves 4 to 5 seniors a week to Modesto where housing cost is a lot less.
- Average length of stay in board and care facilities are about 2-3 years. Sometimes people run out of money and downgrade to a shared room or other more affordable options.
- Most people use personal funds to pay for board and care facilities; some have long-term care insurance. The Veteran Administration has the Aid and Attendance Program that provides subsidies (\$1800-\$2300) for veterans and surviving spouses. MediCal has a waiver program that pays for board and care for a small group of eligible individuals. CEI recently received the contract to administer the waiver program in Contra Costa.
- Mike uses a 3-page questionnaire to assess the home seeker. The senior living facilities does their own independent assessment.
- There's a shortage of board and care facilities in Contra Costa. What are the factors contributing this shortage? **Action item:** Nhang will connect with the Ombudsman program and invite them to a future meeting to discuss this issue.

Housing Workgroup Webpage Update– Nhang Luong

- The webpage will be part of the ACOA/Area Agency on Aging website at <https://ehsd.org/elderly-disabled/advisory-council-on-aging/>
- **Action item:** Nhang will email draft of the webpage to Housing Workgroup for feedback

Tracking Housing Bills – Gerald Richards and Zuleika Godinez

- Gerald and Zuleika identified the following housing related bills making its way through the legislative process:
 - SB 725 - Diversion programs for veterans with misdemeanor offenses
 - SB-280 – Home modification and education to prevent falls
 - AB 1042 – MediCal home upkeep allowance for patients residing in a long-term care facility
 - AB 816 - Streamline homeless services
 - SB 329 - Protection against housing discrimination
 - AB 10 - Expand low-income tax credit program
 - SCA1 – Amend State Constitution relating to public housing projects
 - ACA1 – Amend State Constitution to lower threshold to 51% (from 2/3) to pass housing bonds

Action item – Gerald and Zuleika will select/prioritize from the above list a couple of bills for more in-depth discussion at next month’s meeting. The Housing Workgroup can decide to write letters of support/non-support or abstain from taking positions on the bills.

Next Meeting: Monday, April 15, 9:30-11:30 a.m.

- Joan Carpenter will invite Lavonna Martin, Director of Health, Housing, and Homeless Services to be the guest presenter.

Meeting adjourned: 11:40 a.m.

Minutes prepared by Nhang Luong