

# Advisory Council on Aging (ACOA) Housing Workgroup

Monday, August 19, 2019

9:33 AM

**Present:** Anthony Macias (Area Agency on Aging), Gerald Richards (Workgroup Chair; ACOA), Annette Balter (Covia), Lisa Hammon (Choice in Aging), Verna Haas (Contra Costa Senior Legal), Mike Awadalla (Care Patrol), Rosa Loya (Meals on Wheels Diablo Region), Julie Berry (Independent Living Resources), Fran Smith (ACOA), Lenore McDonald (Center for Elders' Independence), Joan Carpenter (Office of Supervisor Gioia), Anitra Winder (Habitat for Humanity), and Nhang Luong (Workgroup staff support; Area Agency on Aging).

## **Agenda and minutes approved**

### **Presentation: Contra Costa Consortium Consolidated 2019-2024 Plan -Teri House, Community Development Block Grant (CDBG) Consultant**

- The Contra Costa Consortium includes the County (representing the smaller cities) and the five major cities of Antioch, Concord, Pittsburg, Richmond, and Walnut Creek.
- Their Consolidated 5-Year Plan outlines how funds will be expended from CDBG, HOME Investment Partnerships Act, Housing for Older Persons Act (HOPA) funds, Emergency Solutions Grant (ESG) and other sources. Funding comes from federal and local sources. For example, Antioch has 23 funds (formerly Redevelopment money) that total about \$1 million a year. The amount of funding each jurisdiction receives is determined by multiple factors that include percentage of low-income population, available housing stock, etc.
- To help determine priorities, the Consortium conducted a needs assessment that included stakeholder meetings and community survey. They received over 1,500 survey responses. They now have the data to develop the 2019-2024 Plan. Analysis will occur across next 3 months. The goal is to complete a draft of the Plan by March for public review and then allow 30 days for public comment.
- See attached Powerpoint presentation from Teri House for survey results.
- CDBG Consortium has two grant cycles every 5 years. The next Request for Proposal will be in October. There will be an informational meeting in Walnut Creek at Community Center on Civic Park.

### **Housing White Paper – Feedback:**

- Rank the cities in the housing list, with “1” being the city with most affordable housing units
- Use more headings to break-up the sections so it is easy to find certain topics
- Break up the Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) discussion
- Explain the methodology for coming up with the number of eligible ADU units
- Home modification section is missing other key resources – Teri will help identify
- Use bullets in the Findings and Recommendations section
- On Findings and Recommendations, Workgroup members came up with the below:
  - More subsidized housing for older adults with 0-30% AMI
  - Make shelters more senior friendly and increase shelter capacity – Teri said she can work on language since she is also the Housing Consultant for City of Antioch and they will be building a new shelter
  - JADU/ADU construction

- Home modifications
- More housing with support services on-site in East County (add to the East County section)
- Shared housing
- Tenant protections
- More affordable assisted living (we need to identify if there are impediments to development (i.e. zoning, permitting, etc. since these are privately own)
- Offer on-site supportive services in older adult housing (add this to the last recommendation about home-based care)
- How do we help facilitate ADU/JADU development? Banks are generally not interested in lending money for ADU/JADU construction. There might be interest from CDBG to provide loans.
- Anitra Winder said Habitat for Humanity is building ADUs/JADUs in Alameda County. If there is interest in Contra Costa then she will bring that information back to her agency.

#### **Housing Bills Update– Gerald Richards**

- Senate Bill 725 - Affordable rental housing for veterans bill cancelled by the author.
- SB 180 Fall Prevention Program - Senator Jackson is the sponsor. ACOA is sending letter of support.
- AB 1042 – Increases the MediCal home upkeep allowance. Last heard on August 12 by the Appropriations Committee.
- AB 816 – create a flexible housing subsidy pool program for purpose of making grants to cities/counties for homeless services.
- Senate Bill 329 – Would bar discrimination against people on subsidies. Property owners cannot say they do not accept Section 8.
- SB 611 – Establish the Master Plan for Aging Housing Task Force.

#### **Home Match Update:**

Home Match will be expanding to Alameda County. Home Match Contra Costa received \$10,000 grant from Wells Fargo.

#### **Plan Next Meeting:**

- Nhang Luong will send out email to solicit nominations for a Co-Chair.
- Will contact Anitra Winter to schedule presentation about Alameda County ADU/JADU development program.