

Master Plan for Aging Webinar Wednesdays

Housing

January 29, 2020 | 9:30 a.m. – 11:00 a.m.



WELCOME TO WEBINAR WEDNESDAYS

- **Purpose:** *To inform and engage the public to hear aging priorities from all Californians*
 - Join us every Wednesday from 9:30 am – 11:00 am | January 15 – April 22
 - Links to join webinars can be found at our new website: www.EngageCA.org
 - No registration necessary
 - Engage with us through live polling and asking the experts questions via ZOOM Q&A
 - Webinar materials to be posted to the website after each webinar

MASTER PLAN FOR AGING



HOUSING

Today's Featured Speakers:

- **Lynn Von Koch-Liebert**, Deputy Secretary, California Business, Consumer Services, and Housing Agency (**State Partner**)
- **Meea Kang**, Senior Vice President, Related California & Member, California Commission on Aging (**Local Leader**)
- **Jeanne Parker Martin**, President & CEO, LeadingAge California (**Stakeholder Advisory Committee**)

Engage with us through live polling and asking the experts questions via ZOOM Q&

MASTER PLAN FOR AGING





MASTER PLAN FOR AGING: BACKGROUND

Governor Gavin Newsom Calls for Creation of a Master Plan for Aging

Executive Order N-14-19, June 2019

Governor's [Executive Order](#) calls for the Secretary of the Health and Human Services (HHS) Agency to convene a cabinet-level Workgroup for Aging to advise the Secretary in developing and issuing the Master Plan.

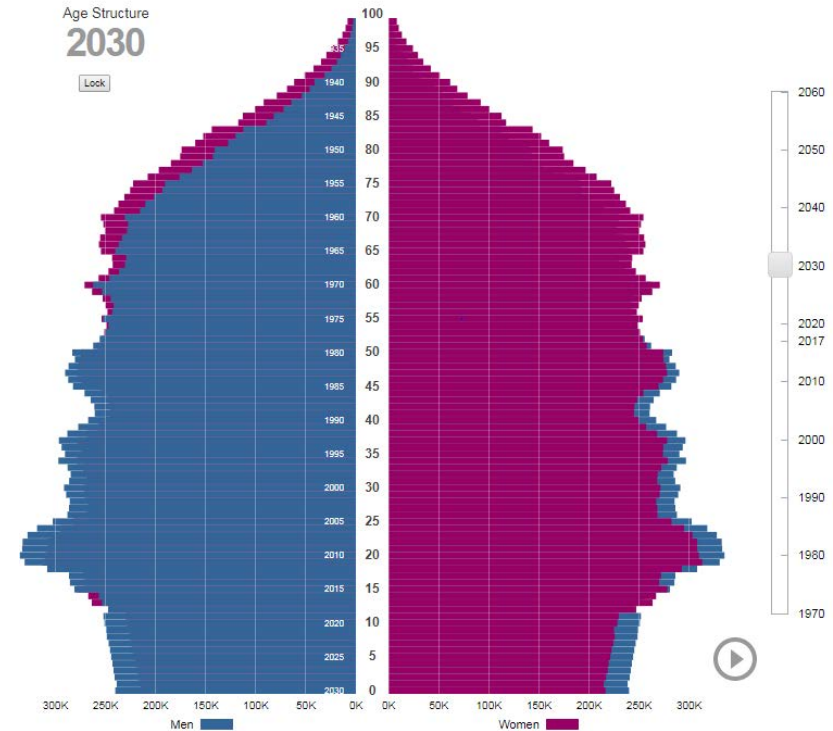
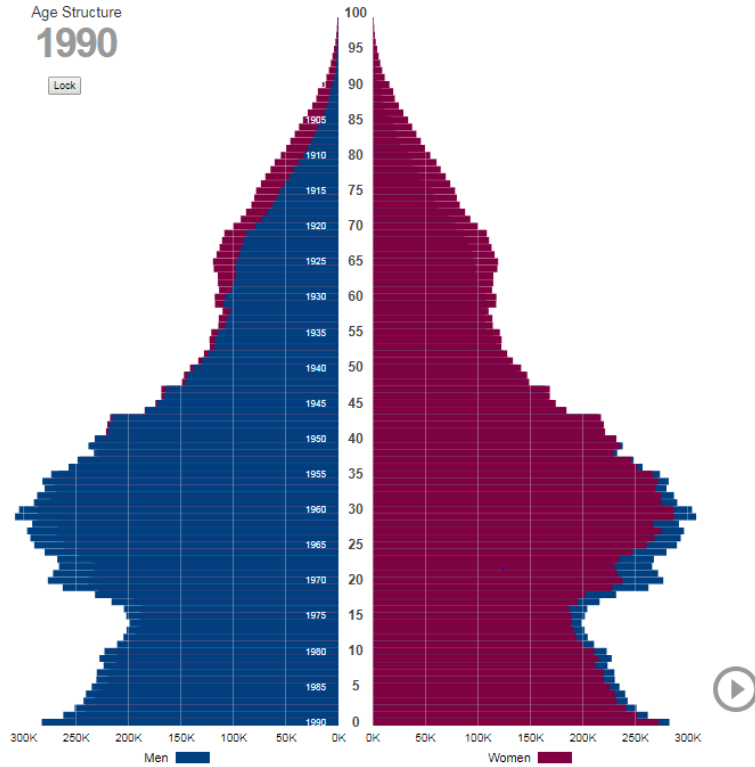
The order also directs HHS to convene a Master Plan for Aging Stakeholder Advisory Committee, which will include a Research Subcommittee and a Long-Term Care Subcommittee with an interest in building an age-friendly California.

MASTER PLAN FOR AGING



CALIFORNIA IS AGING

YEARS 1990 & 2030



MASTER PLAN FOR AGING



CALIFORNIA IS AGING

A LOOK AT RACE & ETHNICITY



California population by race & ethnicity, 1980 & 2016



AGING IS CHANGING

- *More diversity*
- *More living alone*
- *More at risk of poverty*
- *More awareness of the stages of aging*

MASTER PLAN FOR AGING: VISION & VALUES

Vision

- California for all, across the life span

Values

- Choices – access, quality, and autonomy
- Equity – eliminating health and social disparities due to age, disability, geography, income, race, ethnicity, immigration status, language, religion/faith, sex, gender identity, sexual orientation, and family status
- Dignity and disruption of age-bias, able-ism, and discrimination
- Inclusion and accessibility for all older adults and people with disabilities
- Innovation and evidence-informed practice
- Partnerships among local, state, and federal governments, philanthropy, and private sectors

MASTER PLAN FOR AGING: MISSION

Mission

A person-centered, data-driven, ten-year California Master Plan for Aging by October 1, 2020

- State Master Plan
- Local Blueprint
- Data Dashboard of State & Local Data
- Best Practice Resources for Local Planning

MASTER PLAN FOR AGING



MASTER PLAN FOR AGING: GOALS

Goal 1: Services & Supports. We will live where we choose as we age and have the help we and our families need to do so.

Goal 2: Livable Communities & Purpose. We will live in and be engaged in communities that are age-friendly, dementia-friendly, and disability-friendly.

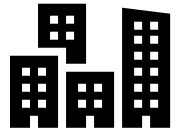
Goal 3: Health & Well-being. We will live in communities and have access to services and care that optimize health and quality of life.

Goal 4: Economic Security and Safety. We will have economic security and be safe from abuse, neglect, exploitation, and natural disasters and emergencies throughout our lives.

HOUSING A PRIORITY FOR CALIFORNIA



- State Budget made \$1.75 billion investment in new housing last June



- Governor and Legislature enacted 18 bills to boost housing production last session



- Governor appointed new Secretary of Business, Housing and Consumer Services Agency Lourdes M. Castro Ramirez last week

HOUSING A PRIORITY FOR MASTER PLAN FOR AGING

- Housing is the top area for public comment at EngageCA.org
 - Affordability
 - Accessibility
 - Social engagement/isolation
 - Options
- Among Californians 65+: 25% live alone, 47% live in households of 2, and the balance live in households of 3 or more (CDA)

HOUSING & HOMELESSNESS



**WEBINAR
WEDNESDAYS**

*Poverty, Hunger,
and Homelessness*

February 12, 2020
9:30am - 11:00am

CALIFORNIA
DEPARTMENT OF
AGING

Together We
ENGAGE
Master Plan for Aging

MASTER PLAN FOR AGING



Facilitated Questions and Polling



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HOUSING AND THE AGING CALIFORNIAN

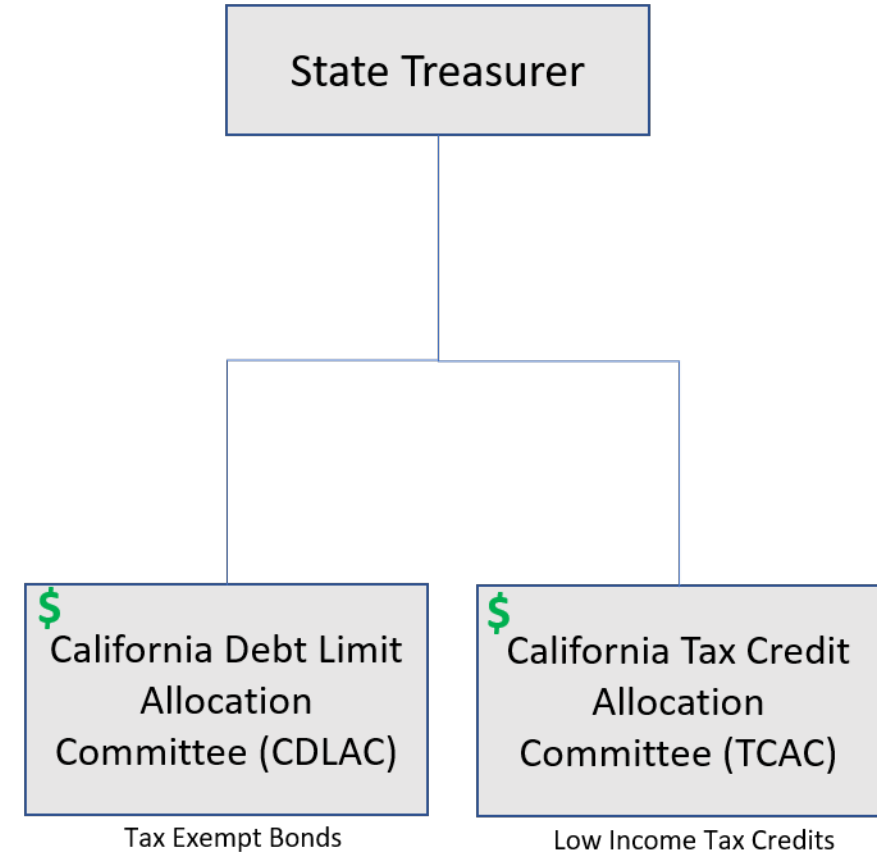
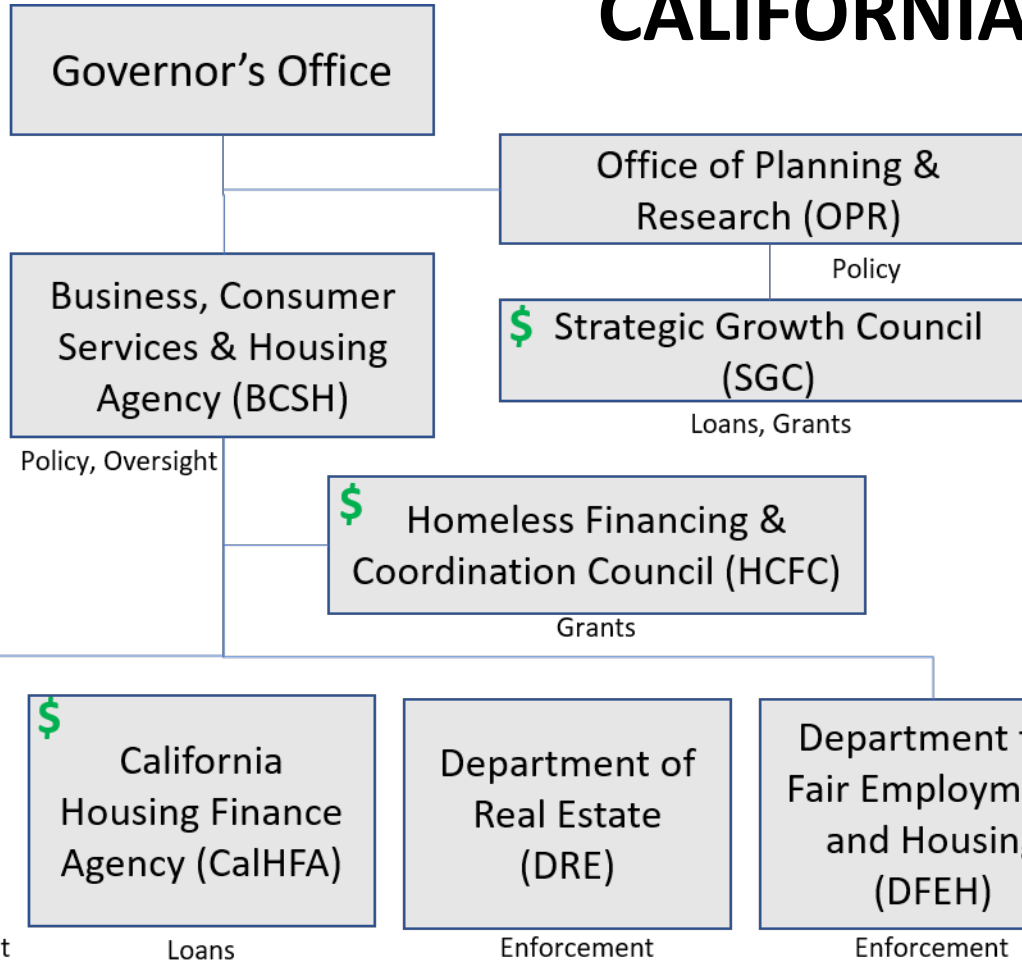
California Business, Consumer Services & Housing Agency (BCSH)

STATE PARTNER





CALIFORNIA LEAD HOUSING AGENCIES



STATE PARTNER



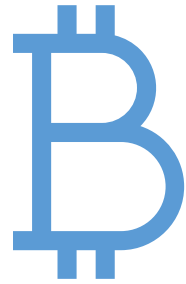
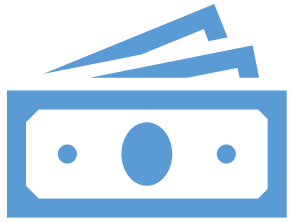
HOUSING IN CALIFORNIA



- Affordability issues are a problem across the state
- Homeownership rates have declined. Half of all renters are rent burdened (+30% of income on housing); 30% are severely rent burdened (+50% of income on housing)
- 150,000 Californians experience homelessness each year; Upward trends in seniors experiencing homelessness
- Seniors and persons living with disabilities (PWDs) often fall into low and very-low income Area Medium Income (AMI) categories

STATE PARTNER





- **Average annual Social Security benefit = \$12,179**
- **However, average rent ranges from \$828/month (Fresno) to \$1,803+/month (Irvine)**
- **Housing costs are crowding out other basic necessities**

STATE PARTNER



UNDERSTANDING THE CHALLENGES



- Housing production keeping up with demand
- Housing built in the right places; Connected to the right services
- Local zoning and existing laws

STATE PARTNER



STATE INITIATIVES TO ADDRESS THE CHANGES

Planning

Production

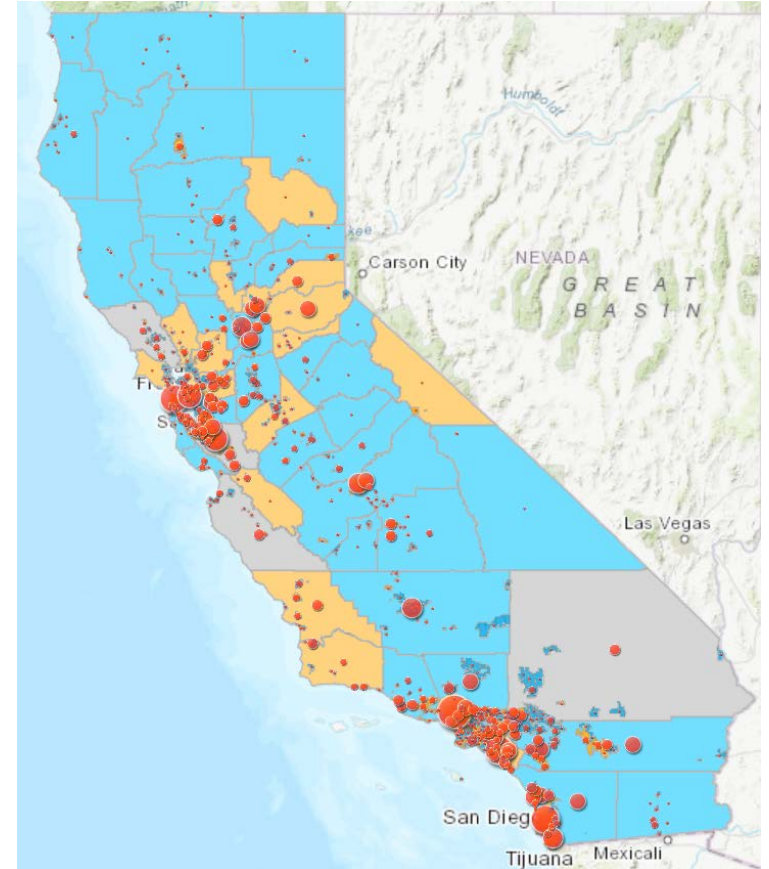
Services

STATE PARTNER



PLANNING

- Demographic projections are used by Housing and Community Development (HCD) to develop **Regional Housing Needs Allocation (RHNA)**
- RHNA tells regional Councils of Government (COGs) the required # of new homes needed to be built to meet the housing needs of people at all income levels
 - RHNA factors in age and house-hold sizes
- Local govts must then update **Housing Elements** in their general plan to show where housing can be built



STATE PARTNER



PLANNING - CONTINUED

- **Regional Housing Needs Assessments (RHNA) are issued in either 5 or 8-year cycles (Currently completing 5th cycle and entering 6th)**
- **6th cycle sets higher targets than previous cycles due to previous underproduction**
- **Technical Assistance available; Community participation / engagement built into process**

STATE PARTNER



PRODUCTION

Administration is focused on increasing production

- Goal of 3.5 million new units
- \$6.8 Billion Governor's Budget for 2020-2021 for affordable housing production
- HCD Notice of Funding Availability (NOFA) shows funding timeline & opportunities to provide feedback.

Location-based housing that prioritizes high density, infill housing

- Location efficient housing: places people close to jobs, services, transportation and community (i.e., livable communities)

Encouraging innovation

- Accessory Dwelling Units (ADUs), Manufactured/Modular Technologies, Micro-units / Tiny homes, New technology, Excess Properties, Conversion Projects

STATE PARTNER



SERVICES



- 2020/2021 Budget Proposal: Stabilization of board & care facilities; tenancy support services; rental subsidies
- Mobilehome Park Rehabilitation and Resident Ownership Program (MPRRROP)
- HCD provides on-demand technical assistance to local jurisdictions

STATE PARTNER



NEW LEGISLATION AND INITIATIVES

- **Accessory Dwelling Units** will be easier to build as of January 1, 2020. Local ADU ordinances have been invalidated and replaced with state-mandated rules.
- **AB 1482, “Tenant Protection Act of 2019”** requires landlords to limit increases within 12-month period to a max of 5% + inflation from April 1 of the prior year to April 1 of the current year (measured by the Consumer Price Index) or 10%, whichever is lower.

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RESOURCES

- HCD's Grants/Loans/Programs NOFA Calendar:
<https://www.hcd.ca.gov/grants-funding/nofas.shtml>
- CalHFA's Homebuyer Programs:
<https://www.calhfa.ca.gov/homebuyer/index.htm>
- CalHFA's Multi-Family Loan Programs:
<https://www.calhfa.ca.gov/multifamily/index.htm>
- For Complaints Against Housing Discrimination:
<https://www.dfeh.ca.gov/>



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Facilitated Questions and Polling



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AFFORDABLE SENIOR HOUSING CASE STUDIES AND RECOMMENDATIONS

MEEA KANG

California Commission on Aging

Local Leader



CALIFORNIA COMMISSION ON AGING



The California Commission on Aging serves as the state's principal advocate for older adults and advises the state's Governor and Legislature, along with federal, state and local agencies, on programs and services that affect older adults. Its primary purpose is to advance issues fundamental to ensuring healthy, purposeful and dignified longevity for all Californians.

Local Leader



BARRIERS TO AFFORDABLE SENIOR HOUSING

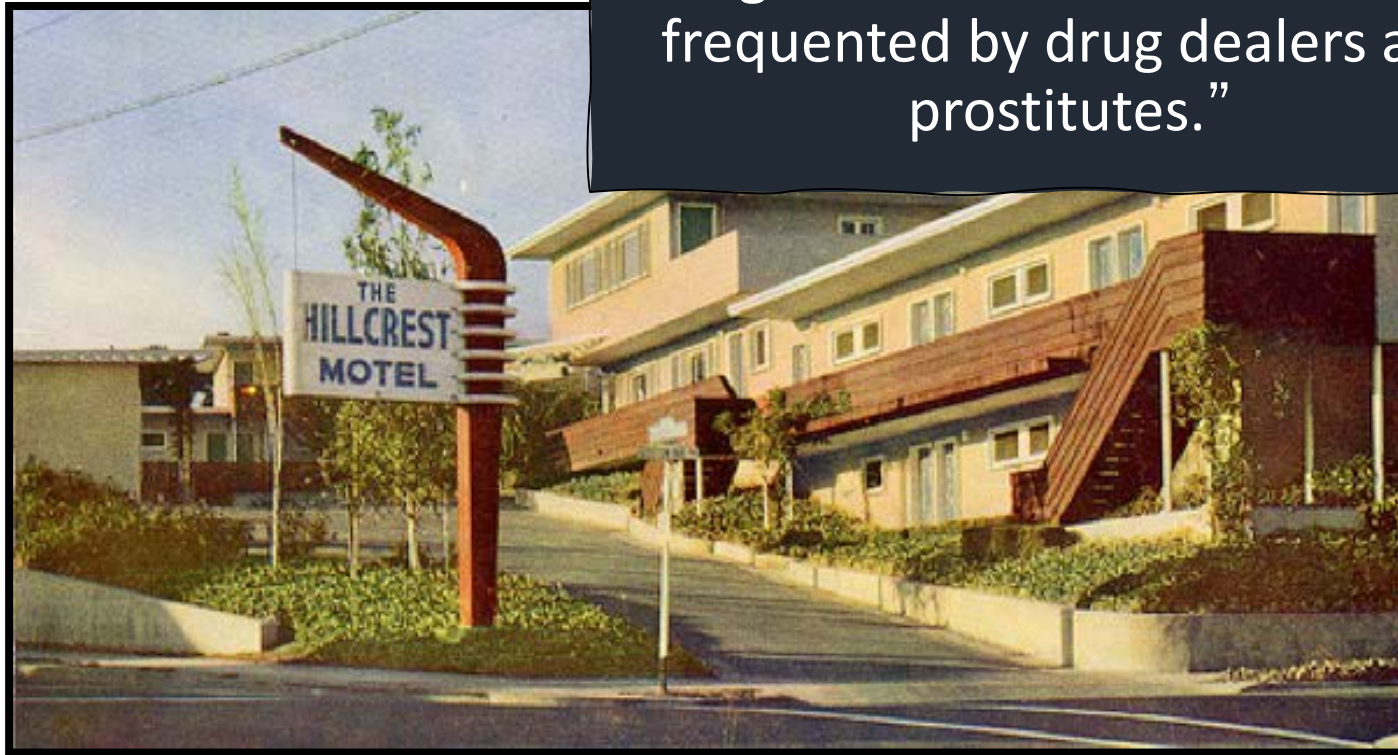
Barriers	Reasons
Land	Low inventory, high land cost, entitlement risk, lack of infrastructure
Financing	Lack of local subsidy, cap on 9% low income housing tax credits, excluded in key state programs, lack of rental assistance, higher construction costs
Social Services	Lack of social service funding

Local Leader



Lincoln Court Before

“Neighbors claim Hillcrest Motel is frequented by drug dealers and prostitutes.”



Dimond residents want local motel shut down

By Matt DeMello
The Montclairion

A murder at a MacArthur Boulevard motel has convinced the Dimond Improvement Association to step up its demands that the motel be shut down.

Sgt. Mike Sitterud of the Oakland Police Department said that the Sept. 11 homicide at the Hillcrest Motel was probably drug related, and that the victim, who might have been visiting friends at the time of the killing, was not a resident of the motel.

Sitterud added that the department is tracking down leads.

Jim Barber, president of the neighborhood association, said the murder was only the latest in a series of troubles emanating from the motel.

"Prostitution and drugs have been a problem (at the motel) for years," said Barber. "We've talked to the district attorney's office,

and they did not respond. The city attorney is the next step."

Barber is hoping that the city will close the motel under one of two state abatement acts, one which involves prostitution and the other involving drugs. So far, there has been little success.

"We have not found anything that would substantiate closure under (the abatement acts)," said police Sgt. Mike Martin of the narcotics division.

"I'm not saying things are not going on (at the Hillcrest Motel). But our resources are limited. It's better than some, worse than others," said Martin.

But businesses close to the motel are not satisfied with that explanation. Bob Roberts, who owns the nearby 7-11 store, swears that the motel is a haven for illegal activity.

"I'm positive prostitutes work out of the rooms," he said. "I see them go up and down the stairways."

Roberts said that residents of the motel frequently shoplift from his store, but that the problem was one affecting the entire neighborhood. "It's terrible for business," he said.

Dr. Deborah Moreno of the Dimond Pet Clinic, located across the street from the motel, said that she sees a lot of activity in the parking lot. "Of course you can't prove they are prostitutes or drug dealers, but it puts a definite energy around the area."

Moreno said that some of her employees and clients had been approached by prostitutes. She was not sure if the "colorful neighborhood," as one of her customers put it, hurt her business or not.

Barber is also concerned about the area's high burglary rate and the fact that school children are regularly "treated" to the sight of drug sales and prostitutes.

"There are four schools in the neighborhood, and there's a lot

Local Leader



Together We

ENGAGE

Master Plan for Aging

Lincoln Court After



81 UNITS FOR SENIORS OAKLAND, CA

Allowable Density: 30 units/acre

Approved Density: 82 units/acre

Required Parking: 2.5 spaces /unit

Approved Parking: 56 spaces/unit

Local Leader





LINCOLN COURT OAKLAND, CALIFORNIA

81 apartment homes for low
income seniors

30% set aside for homeless
seniors with a chronic disability

On-site 4,300+ SF senior center

1st supportive housing project for
seniors in Oakland

Local Leader



SIENA COURT
Before
Pittsburg, CA



Local Leader



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Master Plan for Aging

SIENA COURT *After*



**110 UNITS FOR SENIORS
PITTSBURG, CA**

Allowable Density: 20 units/acre

Approved Density: 55 units/acre

Required Parking: 1.5 spaces /unit

Approved Parking: 1 space/unit

Local Leader





Siena Court Pittsburg, California

**110 units for low-income
seniors**

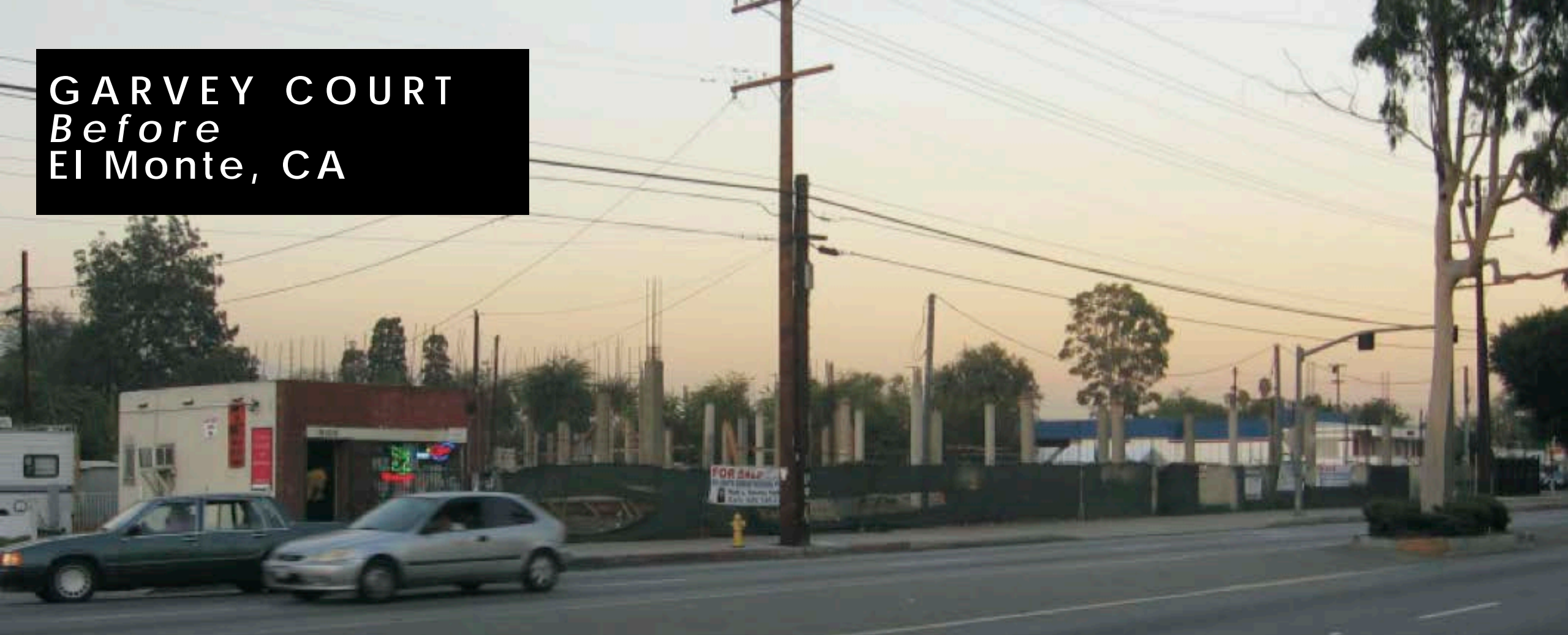
**Onsite computer lab and
exercise room,
landscaped courtyard
with bocce court and
green roof over garage**



Local Leader



GARVEY COURT
Before
El Monte, CA



Local Leader



GARVEY COURT *After*



**68 UNITS FOR SENIORS
EI MONTE, CA**

Allowable Density: 20 units/acre
Approved Density: 66 units/acre
Required Parking: 1.5 spaces /unit
Approved Parking: 0.8 space/unit

Local Leader





GARVEY COURT EL MONTE, CALIFORNIA

**68 units for low-income
seniors**

Certified LEED Platinum

**First mixed-use development
in the City of El Monte**

On-site wellness center

**Landscaped courtyard with
public art**

Local Leader





AUTUMN GLOW SAN FRANCISCO, CALIFORNIA

15 bed residential care facility for
low income seniors with
Alzheimer's disease and Dementia

24-hour Assisted living services
operated by Self-Help for the
Elderly

HUD rental assistance available

Local Leader



RECOMMENDATIONS

1. Align State funding programs with Master Plan goals
2. Identify new sources for rental assistance and supportive services
3. Prioritize and create funding set asides for senior housing
4. Provide financing to build on-site wellness centers
5. Incentivize senior housing in rural and suburban communities

Facilitated Questions and Polling



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Master Plan for Aging

MASTER PLAN FOR AGING STAKEHOLDER ADVISORY COMMITTEE MEMBER

Jeanne Parker Martin, RN, MPH
President & CEO, LeadingAge California
Member, MPA Stakeholder Advisory Committee

STAKEHOLDER ADVISORY
COMMITTEE MEMBER



THE ROLE OF THE STAKEHOLDER ADVISORY COMMITTEE MEMBER



- One of 34 stakeholder members of *varying experience and expertise*
 - As a committee, we will develop parts of the Master Plan and advise the California Health and Human Services Agency and the Cabinet-level Workgroup on Aging in the development of the Master Plan
- Public Comments and Recommendations
 - Affordable Housing ($n = 136$ (20.32%) submitted as of Dec. 13th, 2019)
- Reporting back to the full Stakeholder Advisory Committee on March 2nd



STAKEHOLDER ADVISORY
COMMITTEE MEMBER



INSIGHTS FROM TODAY: PART I

Significant Considerations for the Master Plan for Aging:

- Barriers to housing construction
- Increasing housing insecurity, rent-burden and poverty in older adults
- Access to affordable housing is extremely challenging
- Older adults are the fastest growing homelessness due to rent-burden
- Rent-burdened/low-income older adults choose between meds, food **or** rent
- Caregiver-burden: lack education, training, reimbursement
- Lack funding sources for rental assistance
- Lack Home & Community Based Services (HCBS) Infrastructure
- Need expansion of Assisted Living Waiver and PACE
- Must build infrastructure for HCBS

STAKEHOLDER ADVISORY
COMMITTEE MEMBER



INSIGHTS FROM TODAY: PART II



- 1.3 million households of older adults are housing cost burdened (paying more than 30% of their income toward housing costs)
 - 700,000 (of the 1.3 million) are extremely housing cost burdened (paying more than 50% of their income toward housing costs)
 - Priced out of homes due to increases in rent/taxes/utilities
 - Reliance on social security without other assets or savings

STAKEHOLDER ADVISORY
COMMITTEE MEMBER



KEY PUBLIC COMMENTS

- Rent burdened spiral into homelessness
- Need tax relief after retirement for <\$50k income
- Increase incentives for landlords to reduce rents for older adults with low-moderate income
- Increase co-housing opportunities
- Expand Assisted Living Waiver and PACE
- Complex and differing age-at-entry requirements for various programs:
- 55 vs 62 vs 65 in different programs causes confusion regarding available benefits



STAKEHOLDER ADVISORY
COMMITTEE MEMBER



RECOMMENDATIONS FROM PUBLIC COMMENT

Need More Affordable Housing for >65y/o, Low to Middle Income

(1) Increase supply of affordable housing, (2) Create state rental assistance program, (3) Support co-housing, home sharing programs (like Covia's Home Match), (4) Support training for older adult employment

Service enriched housing

(1) Fund onsite wellness & case management services in affordable housing, (2) Increase access to home and community-based services

Assisted Living Waiver Expansion

(1) Increase ALW slots from 5,744 to 18,500, moving pts from skilled nursing, (2) Individuals over 65 receive long term personal care & household tasks, (3) Would save California estimated \$12.5 million annually

STAKEHOLDER ADVISORY
COMMITTEE MEMBER



5 Key Recommendations

- 1. Increase affordable housing supply for low-moderate income older adults**
- 2. Increase service-enriched affordable housing**
- 3. Create state rental assistance program for low-moderate income older adults**
- 4. Expand assisted living waiver from \$5,744 to 18,500**
- 5. Enhance accessibility to home & community-based services**

STAKEHOLDER ADVISORY
COMMITTEE MEMBER



Facilitated Questions and Polling



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WEBINAR WEDNESDAYS

9:30am–11:00am

- 1/29 Housing
- 2/05 Transportation
- 2/12 Poverty, Hunger, & Homelessness
- 2/19 Emergency & Disaster Preparedness & Response
- 2/26 Inclusion, Respect, & Isolation



www.engageCA.org





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