

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

February 8, 2021 – 9:30-11:30 a.m.

**Present:** Gerald Richards (Chair; ACOA); Lenore McDonald (Co-Chair) and Emily Hoshida (Center for Elders' Independence); Tai Williams and David Crompton (Town of Danville); Caitlin Sly (Meals on Wheels Diablo Region); Elizabeth Verdin (The Hume Center); Jim Donnelly, Kevin Donovan, and Dennis Yee (ACOA); Marge Cortes (Choice in Aging); Gabriela Perez (COVIA – Home Match); and Anthony Macias and Nhang Luong (Staff Support; Area Agency on Aging)

### **Introductions**

### **Approved agenda and minutes**

Minutes and agenda approved unanimously

**Presentation:** Accessory Dwelling Unit (ADU) Pre-Approved Designs - Tai Williams, Assistant Town Manager, Town of Danville and David Crompton, Assistant Planner

- Garden Cottage Program – name of Danville's ADU program. ADU also known as granny flat, carriage house, in-law unit, or casita. Types of ADU: attached, detached, and junior.
- Garden Cottage Program focuses on detached ADUs.
- Three downloadable, permit-ready plans for homeowners to select:
  - Three sizes: studio (600 sq. ft.), 1 bed/1 bath (800 sq. ft.), 2 bed/1.5 bath (1000 sq. ft.)
  - Three styles: Mediterranean, Craftsman, and Contemporary
- Why is Town of Danville offering pre-approved ADU plans? It is part of effort to comply with new State ADU and State Housing Laws, and meet market demand.
- Program timeline – Started January 2020 with release of RFP/Q for design services and program launched August 2020.
- No disability requirements on private law. Cannot require additional parking (state law).
- No tax benefits and property will be reassess. Connection to utilities charges can be high – State law enacted last year reduces fees. Entitlement taxes for schools are also collected. There are exemptions for seniors.
- Housing Element – State is asking cities to build more homes at higher density and ADUs are included in the count.
- Financing is an obstacle.
- Danville is the first to offer this type of program in Contra Costa.
- Homeowners can download plans free. City's goal is to approve it within 5 days. Conservative estimate - \$50,000 savings to homeowners if they use one of the pre-approved ADU plans.
- Time saving to homeowners: remove planning and public hearing reviews, waive parking requirements, and a general streamline of the permitting process.

**Presentation:** Center for Elders' Independence (CEI) - Lenore McDonald, Director of Fund Development & Government Relations and Emily Hoshida, CEI Concord Center Director.

- Emily Hoshida has been with CEI for 15 years. She transferred from Alameda County to become Center Director of new Concord site.

- CEI operates PACE (Programs of All-Inclusive Care for the Elderly). PACE is a Medicare and MediCal program for aged 55+ who need nursing home level of care. The main objective is to help seniors remain independent.
- Everything is included with no deductibles – hospitalizations, rehabilitation, dental, vision, transportation, and prescriptions.
- There are 131 PACE programs in the country.
- PACE is an insurance plan and delivery system.
- Participants: 100% MediCal (85% dual eligible with MediCal/Medicare), 94% live at home, and 4.5 years is the average stay in program.
- CEI has been serving West Contra Costa since 2000.
- Currently has 850 participants enrolled and now has capacity to grow with opening of Concord site. Can now serve up to Stockton border.
- Contracts with language organizations to provide interpretation over phone, Zoom, and on-site.
- Emily Hoshida is working on-site and giving tours of Concord site.
- CEI contracts with John Muir for hospitalizations.
- Another CEI service: Home & Community Based Waiver, an intensive case management program. Serving 400 individuals of all ages in Contra Costa and Alameda.

**Update:** Home Match, Gabriela Perez, Director

- Received a grant to expand program into Oakland, and doing a soft launch. Gabriela will shift focus to Oakland but will continue to participate in Housing Work Group. Clara Fuchshuber is going to be main contact for Contra Costa.
- City of El Cerrito and is going to be launching an ADU program. For cross-pollination, Home Match will provide brochures and other materials to the El Cerrito ADU program.
- Home Match is in conversation with Concord to renew MOU.

**Information Sharing:**

- Board of Supervisors passed ordinance to continue tenant protections through June 30, 2021.
- SB-91 extends tenant protections to June 30, 2021.
- Meals on Wheels Diablo Region (MOWDR) received funds to help Antioch residents aged 62+ with rent. Make referrals to Rosa Loya, Case Management Division.

**Next meeting:** March 15, 2021, 9:30 to 11:30 a.m.