

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

June 21, 2021 – 9:30-11:30 a.m.

Present: Lenore McDonald (Co-Chair; Center for Elders' Independence); Victoria Snyder (Senior Legal Services); Elizabeth Verdin (The Hume Center); Michelle Berman, Lorna Van Ackeren, Dr. Michelle Hernandez (ACOA); Caitlin Sly (Meals on Wheels Diablo Region); Ana Bagtas (Area Agency on Aging); Tracy Powell, Gabriela Perez (Front Porch/Covia); Nhang Luong (Staff Support; Area Agency on Aging)

Introductions

Agenda and minutes approved

Presentation: Front Porch/Covia - Tracy Powell, Vice President Community Services Department

Covia is Bay Area non-profit with six senior living facilities. Front Porch is in Southern California. The two agencies merged and now manages 54 properties. Covia owns and manages affordable properties. Front Porch manages properties but do not own.

Covia and Front Porch affiliation officially began on April 1, 2021. The agencies are restructuring debt and connecting technologies. By coming together, the agencies strengthen their financial position. Covia has its own funding. Meanwhile, Front Porch has 4 to 5 small foundations. The foundations will roll into one in August.

Covia has roots in religious belief of caring for older adults. Diocese donated land to build homes for older adults. The organization changed its religious affiliated name a few years ago to be more inclusive.

Covia offers its residents Life Plan Promise. Under this model, if a resident runs out of financial resources, the agency will continue to pay for health care and rent for the duration of the person's life. It is a very expensive model to operate.

Last property built by Covia was 10 years ago.

Covia also operates Home Match across the Bay Area. The average income of home seekers across five counties is \$36,000. Contra Costa individuals are more likely on SSI and income around \$1,000 a month.

Update: Home Match Contra Costa – Gabriela Perez, Director, Home Match

Calls are picking up as the economy opens up. More people are open to having roommates. There were about 100 inquiries of interest. Four matches made. One was an intergenerational match; older adult lost his job and would have lost his housing without a roommate.

New Area Agency on Aging (AAA) Program Manager: Ana Bagtas

Background: Manager of AAA for Marin County for 10 years and Director of Aging & Adult Services in Sonoma for about 7 months. Last position was with City of Alameda, working to address and prevent homelessness. Will be shepherding two major AAA projects, Master Plan on Aging and building the Aging and Disability Resource Connections (ADRC). Ana was one of the architects of Marin County's ADRC.

Update: Courts/Evictions – Victoria Snyder, Supervising Attorney, Contra Costa Senior Legal Service

The state and county tenant protections is expired June 30. (Update: State and County protections extended thru September 2021.)

Evictions occurred during the pandemic. Just cause evictions remained in effect. Landlords cannot do no-cause evictions. There are protections tenants but also exemptions. Evictions were still happening in-person. The courts re-opened June 1. Seniors can request hearings by phone.

Information Sharing and Announcements:

- Master Plan on Aging Contra Costa - Thursday, June 24
- City of Oakland passed ordinance to streamline ADU construction. Mandates written into General Plan.

Next meeting: July Recess, resume meeting August 16.