



## AGENDA

### CONTRA COSTA COUNTY Advisory Council on Aging

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Wednesday, June 3, 2026

10:00 AM

500 Ellinwood Way, Pleasant Hill, CA.  
Ice Breaker Room

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#### Executive Committee

<https://cccounty-us.zoom.us/j/85300066691>

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via webinar. Login information is provided above. The public may attend this meeting in person at the above location.

10:00 Call to Order, Roll Call, Introductions – Jill Kleiner, President

10:05 Approval of May 2026 Meeting Minutes

Executive Committee Meeting Minutes 05-06-26

[26-2314](#)

10:10 Housing Report – Kevin Donovan, ACOA VP & Nhang Luong, AAS Program Coordinator

- Senior homeless webinar
- Revised "No Place to Call Home" Presentation

No Place To Call Home

[26-2315](#)

10:25 Area Agency on Aging Report – Tracy Murray, AAA Director

- General updates

10:50 President's Report – Jill Kleiner, ACOA President

- General updates
- Website updates
- Member roster signups

11:00 Break

## 11:10 Committee Reports

- Membership & Nominating Committee – Kathryn Monroy-Dexter
- Planning Committee – Jill Kleiner
- Housing Committee – Kevin Donovan
- Health and Elder Abuse Awareness – Mike Wener
- Legislative Committee and California Senior Legislature Update – Steve Lipson
- Technology Committee – Steve Lipson
- Senior Mobility Action Council (SMAC) – Jim Donnelly and Bryan Harris

ACOA Alternate Membership

[26-2316](#)

## 11:40 Consent Items

- Approve Leave of Absences
  - Michael Wener: 5/20/2026
  - Sarah Green: Third Wednesdays of the month May – October 2026
- Appoint Shirley Krohn to Emeritus member
- Approve ACOA Alternate Members Document

## 11:45 Public Comment

Next Executive Committee Meeting:

- Wednesday, August 5, 2026, 10:00am – 12:00pm
- Please note: The Executive Committee will not meet in July

## 12:00 Adjournment

The Committee will provide reasonable accommodations for persons with disabilities planning to attend the Committee meetings. Contact the staff person listed below at least 72 hours before the meeting. Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the County to a majority of members of the Committee less than 96 hours prior to that meeting are available for public inspection at 500 Ellinwood Way, Pleasant Hill during normal business hours. Staff reports related to items on the agenda are also accessible online at [www.contracosta.ca.gov](http://www.contracosta.ca.gov). If the Zoom connection malfunctions for any reason, the meeting may be paused while a fix is attempted. If the connection is not reestablished, the committee will continue the meeting in person without remote access. Public comment may be submitted via electronic mail on agenda items at least one full work day prior to the published meeting time.

For Additional Information Contact:

Thomas Weisbrich at 925 655-0776 or [tweisbrich@ehsd.cccounty.us](mailto:tweisbrich@ehsd.cccounty.us)



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 26-2314

**Agenda Date:** 6/3/2026

**Agenda #:**

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**Advisory Council on Aging:**

Executive Committee Meeting Minutes 05-06-26



## Meeting Minutes - Draft

### CONTRA COSTA COUNTY Advisory Council on Aging

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Wednesday, May 6, 2026

10:00 AM

500 Ellinwood Way, Pleasant Hill, CA.  
Ice Breaker Room

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#### Executive Committee

<https://cccouny-us.zoom.us/j/85300066691>

#### PUBLIC ACCESS AND PUBLIC COMMENT INSTRUCTIONS:

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via webinar. Login information is provided above. The public may attend this meeting in person at the above location.

10:00 Call to Order, Roll Call, Introductions – Jill Kleiner, President  
- called the meeting to order at 10:00am.

**Present** Kevin Donovan, Jill Kleiner, Steve Lipson, Kathryn  
Monroy-Dexter, and Michael Wener

**Excused** Candace Evans, and Michelle Hayes

**Absent** Shirley Krohn, and Lorna Van Ackeren

10:05 Approval of April 2026 Minutes Meeting

**approved**

**Motion:** Lipson

**Second:** Donovan

**Aye:** Donovan, Kleiner, Lipson, Monroy-Dexter, and Wener

**Absent:** Krohn, and Van Ackeren

**Result:** Passed

[26-1844](#)

**Attachments:** [Executive Committee Meeting Minutes 04-01-26.pdf](#)

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10:10 Area Agency on Aging Report – Tracy Murray, AAA Director

General Updates

- An update was provided on recruitment for the Area Agency on Aging (AAA) Manager position. A strong candidate had been identified; however, the candidate ultimately withdrew.
- The current recruitment cycle will close without a selected candidate, and the County plans to pause briefly before determining next steps for recruitment.

CDA 2030 Future Readying

- The group discussed the California Department of Aging (CDA) 2030 Future Readiness initiative, which aims to help Area Agencies on Aging (AAAs) respond to changing community needs. Proposed updates include establishing a core suite of required services for all AAAs, including case management services, which are already included in Contra Costa County's current IIIB RFP.
- Members reviewed proposed changes to AAA designation and oversight, including prioritizing counties in AAA designation decisions and expanding the conditions under which AAA status could be revoked. Concerns were raised regarding the broad scope of the proposal, lack of hearing requirements, and potential impacts on nonprofit AAAs and service continuity.
- The group also discussed proposed revisions to the Intrastate Funding Formula (IFF), including adjustments to funding factors that could significantly reduce funding for larger counties such as Contra Costa. Members noted that public comments are currently being accepted by email.
- Additional discussion focused on the proposed requirement that AAAs expend at least ninety percent (90%) of Older Americans Act funding annually to remain eligible for one-time-only (OTO) funding, with concerns raised regarding the impact of invoicing and reimbursement delays on compliance.

[26-1857](#)

**Attachments:**

[Revocation Language.pdf](#)

[Public Comments – Revocation Status.pdf](#)

[CDA - Opportunity for Public Participation on Changes to the IFF.p](#)

[IFF Factor Update Summary by County.pdf](#)

[What is Intrastate Funding Formula.pdf](#)

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## 10:35 President's Report – Jill Kleiner

### General updates

- Jill Kleiner shared general updates, including that May is recognized as Older Americans Month in California, with this year's theme being "Champion Your Health." A proclamation is scheduled to be presented at the upcoming Board of Supervisors meeting.
- Jill shared a request from Matt Hulse regarding the fiftieth (50th) anniversary celebration for Contra Costa Senior Legal Services, which will take place in September. In addition to the Elder Justice Award, the organization plans to recognize outstanding seniors and is requesting nominations from ACOA members. Jim Donnelly and Shirley Krohn were mentioned as potential nominees as well as others.
- Members were reminded that Senior Rally Day is scheduled for May 6 and Legislative Day for May 7.
- Jill also discussed planning for future ACOA officer elections, noting that Kevin has indicated that he will not seek the presidency in 2027. The nominating committee is expected to contact members in August, and an informational meeting will be announced at the May General Meeting for members interested in learning more about officer roles and responsibilities.

### Website updates

- Jenny distributed an email outlining proposed website updates related to the new look and feel, and Jill Kleiner summarized the proposed changes for the committee.
- Members discussed accessibility improvements and noted that, although state deadlines for ADA website compliance have been postponed, improving accessibility remains a priority given the population served by ACOA.
- The committee reviewed suggested revisions submitted by committee chairs and discussed that additional changes could continue to be made after launch if needed.
- The Executive Committee expressed readiness to move forward with publishing the updated website based on the revisions reviewed.

### Roles and Responsibilities updates

- The committee reviewed updates to the Roles and Responsibilities documents, and no additional revisions were proposed.
- The updated documents will be included for consideration at the May Membership Meeting.

### ACOA Accomplishments for Outreach Presentation

- The committee reviewed accomplishments submitted by committee chairs for inclusion in the outreach presentation and discussed the need to simplify and shorten the content for presentation purposes.
- Members discussed limiting slides to accomplishment titles only, with additional details provided through speaker notes to avoid overcrowding slides. Topics discussed included SB 707, outreach presentations, strengthening recruitment efforts, and Bay Area digital inclusion initiatives.
- The presentation is intended to highlight key action items and accomplishments completed by the Council.
- Jill Kleiner and Thomas will work together to further condense the presentation bullet points for the slide deck.

[26-1845](#)

**Attachments:**

[ACOA Website Updated Feedback.pdf](#)

[ACOA Committees Roles Responsibilities Draft.pdf](#)

[Accomplishments for Outreach.pdf](#)

[ACOA Outreach Presentation Draft.pdf](#)

11:00 Break

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## 11:10 Committee Reports

## Membership – Kathryn Monroy-Dexter

- The meeting was facilitated by Thomas Lang in Kathryn Monroy-Dexter’s absence.
- Membership reported that scheduling is underway for individuals interested in MAL positions, with a current waitlist in place; applications continue to be received and interviews are being scheduled.
- Thomas Lang also conducted an outreach presentation to the City of San Pablo.

## Planning – Jill Kleiner

- The Planning Committee reviewed the CDA Future Readiness initiative and related updates.
- Members discussed the IIIB RFP panel review process, noting that several ACOA members volunteered to participate in proposal evaluations.
- The committee received a presentation from EHSD Navigators regarding their outreach efforts.
- Future agenda items may include a presentation from Medi-Cal program representatives, as well as potential collaboration with Workforce Services to support Medi-Cal outreach and education.
- The group discussed the use of updated heat maps showing concentrations of Medi-Cal enrollees, most recently updated by EHSD in February 2026, to support targeted outreach efforts.
- It was also noted that a site visit to MOWDR is scheduled for May 22.

## Housing – Kevin Donovan

- Jennifer Cannon, Senior Emergency Planning Coordinator with the Contra Costa County Office of the Sheriff, Office of Emergency Services, presented on emergency preparedness.
- She shared an organizational overview outlining the various agencies and partners involved in emergency planning and response, highlighting the breadth of coordination across the system.
- Upcoming agenda items include a Justice in Aging presentation on HR1 impacts on state and county systems and affordable housing, followed by a June update from Joseph Villarreal and a Richmond representative discussing homeowners associations (HOAs) and their impacts on seniors.

## Health and Elder Abuse Prevention – Dr. Mike Wener

- Mary Blundberg from the Contra Costa County District Attorney’s Office, serving as lead attorney for elder abuse, provided a presentation on health and elder abuse prevention efforts.
- It was noted that a presenter tracking system has been developed for senior facilities, along with a contact log covering approximately five to six (5–6) senior centers and associated outreach contacts.
- A new speaker vetting strategy was discussed, including a standardized review document, which will be shared with Jill Kleiner and Tracy Murray.
- The next meeting will feature a workshop-style presentation by Dr. Mike Wener on Advance Health Care Directives, including an instructional walkthrough designed to support participants in completing the document or understanding how to do so independently.

## Legislative – Steve Lipson

- Steve Lipson reported that SB 971 (“Health Aging Community Partnerships Program”) has passed unanimously through the Human Services Committee, following prior approval in the

## Health Committee.

- The bill would support partnerships among Area Agencies on Aging (AAAs), schools, libraries, community centers, and other entities to expand educational and supportive programs for older adults.
- The bill is expected to proceed to the Senate floor and, if approved, move to the Assembly. It is anticipated to be piloted in either Orange County or Contra Costa County and does not include dedicated funding.

## Technology – Steve Lipson

- Steve Lipson provided an update on recent AI developments, including new model releases such as Gemini 3, and discussed opportunities for sharing information on how these tools may be relevant to older adults.
- The group discussed how emerging AI technologies intersect with policy considerations and how AI tools might be appropriately incorporated into future work.
- It was noted that the Legislative Council currently does not permit the use of AI-generated content and discourages submission of materials created with AI assistance.

## Transportation – Jim Donnelly

- Haleema Bharoocha-Jobe provided a presentation on the Accessibility Advisory Committee (AAC) and its travel training program, including opportunities for coordination with SMAC.
- The group discussed how AAC and SMAC can better complement one another, with AAC primarily serving a more structured, report-based function and SMAC positioned as a more interactive and open forum for discussion.
- A new representative from Tri Delta Transit attended the meeting. Attendance was noted as low among both ACOA members and county transportation providers.
- Candace Evans announced she will be stepping down from her role as Transportation Chair as well as resigning from the ACOA, and Jim Donnelly indicated he will serve in an interim capacity through the end of the calendar year with a focus on rebuilding and strengthening SMAC engagement.

## 11:40 Consent Items

## Leave of Absence Requests:

- Deborah Wiener: 8/19/2026, 10/21/2026
- Kathryn Monroy-Dexter: 4/15/2026
- Michelle Hayes: 5/1/2026 – 5/31/2026
- Candace Evans: 3/1/2026-7/31/2026

**approved****Motion: Donovan****Second: Wener****Aye: Donovan, Kleiner, Lipson, Monroy-Dexter, and Wener****Absent: Krohn, and Van Ackeren****Result: Passed**

11:45 Public Comment

- It was noted that Mike and Thomas will be absent from the June Executive Meeting and will instead provide a brief written update to Jill Kleiner via email.
- Lorna will provide a brief history of CSL at the General Meeting. Additionally, each of the three (3) CSL applicants will give a brief one- to two-minute (1–2 minute) statement introducing themselves and their qualifications.

11:59 Next Meeting

- Wednesday, June 3rd, 2026, 10:00 a.m. – 12:00 p.m.

12:00 Adjournment

- The meeting adjourned at 11:49 am

For Additional Information Contact:

- Thomas Weisbrich at 925 655-0776 or [tweisbrich@ehsd.cccounty.us](mailto:tweisbrich@ehsd.cccounty.us)

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# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 26-2315

**Agenda Date:** 6/3/2026

**Agenda #:**

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**Advisory Council on Aging:**

Housing Report: Revised "No Place to Call Home" Presentation



Contra Costa County  
**Advisory Council on Aging (ACOA)**

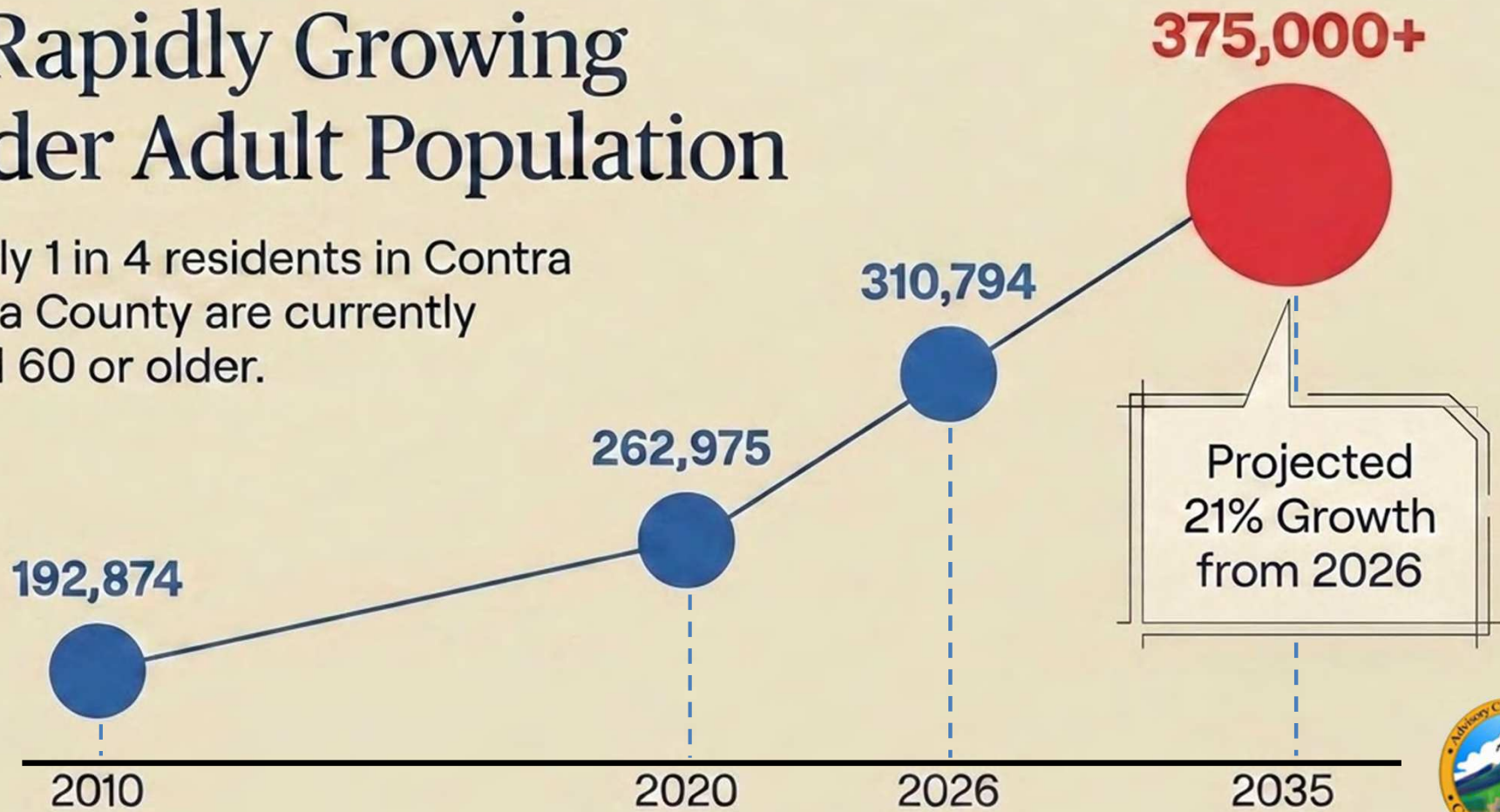
# No Place to Call Home

*Housing Challenges for Older Adults in Contra Costa County*

ACOA Housing Committee

# A Rapidly Growing Older Adult Population

Nearly 1 in 4 residents in Contra Costa County are currently aged 60 or older.



Source: 2010 Census, 2022 American Community Survey 5-Year Estimates; [California Department of Finance County Population Projections by Age](#)

# A Diverse and Growing Community



12% of the county's 60+ population currently lives in poverty (defined as  $\leq 149\%$  of the Federal Poverty Level). At 149% of the Federal Poverty Level (2026): Individual: \$1,982/month, Couple \$2,687/month.

Source: 2022 American Community Survey 5-Year Estimates

# What is "Affordable Housing"?



## General

Housing that a household can reasonably pay for based on its income. While some units may be marketed as "affordable" because they are priced below market rate, they may still be unaffordable for people with low or moderate incomes.

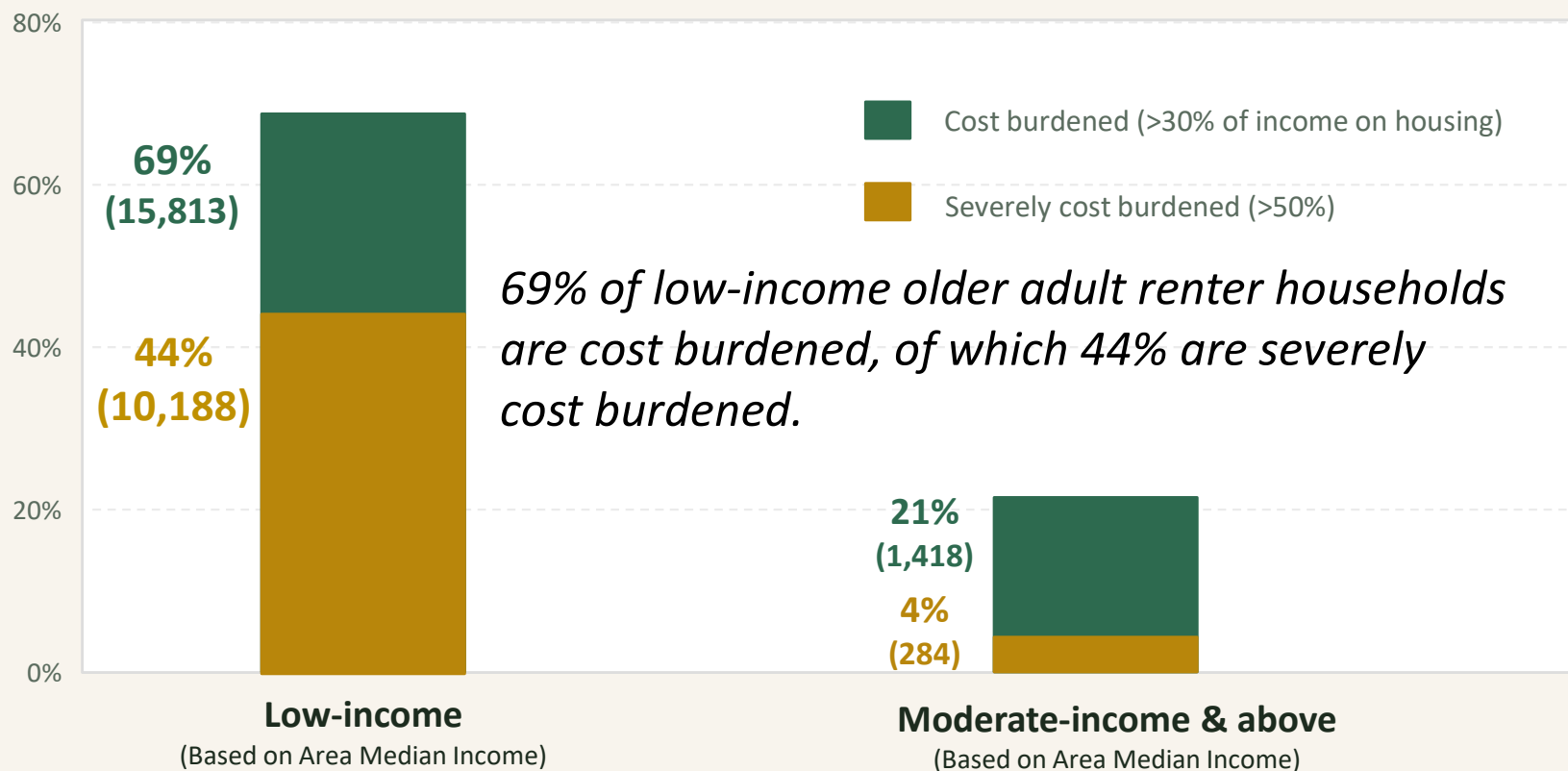
## Housing and Urban Development (HUD) Standard

Housing is considered "affordable" when no more than 30% of income goes toward rent and utilities.

## Cost-Burdened

If a household spends more than 30% of its income on rent and utilities, then it is considered **cost-burdened**, and if spending exceeds 50%, it is considered **severely cost-burdened**.

# Housing Cost Burdened Older Adult Renter Households



Source: [California Housing Partnership, 2023. Older adult households, Contra Costa County.](#)

# Economic Challenges Facing Older Adults

Monthly income required to cover basic living expenses in Contra Costa County (age 65+, single household renter in good health, 2025):

Housing	\$2,201
Food	\$328
Transportation	\$267
Health Cost	\$469
Miscellaneous	\$403
<b>TOTAL</b>	<b>\$3,668</b>

Monthly Median Household  
Social Security Income

**\$2,033**

vs. \$3,668 needed

**GAP: ~\$1,635 per month**

Monthly Supplemental Security (SSI)  
Income

**\$1,234**

(single, aged person)

vs. \$3,668 needed

**GAP: ~\$2,434 per month**



Source: [2025 Elder Index U Mass Boston](#); [2022 American Community Survey 5-Year Estimates](#)

# Contra Costa County Housing Crisis by the Numbers



**32,200+**

Low-income renter households do not have access to an affordable home

*California Partnership Housing Needs Dashboard, 2023*

**19,500+**

Adults 62+ are on the subsidized senior housing waitlist

*Contra Costa Housing Authority, 2024*

**3,600+**

Eviction filings - about 1 in 35 renter households faced an eviction filing in FY 23-24 (2nd highest rate in the Bay Area)

*Bay Area Housing Finance Authority Evictions in the Nine-County Bay Area, 2025*

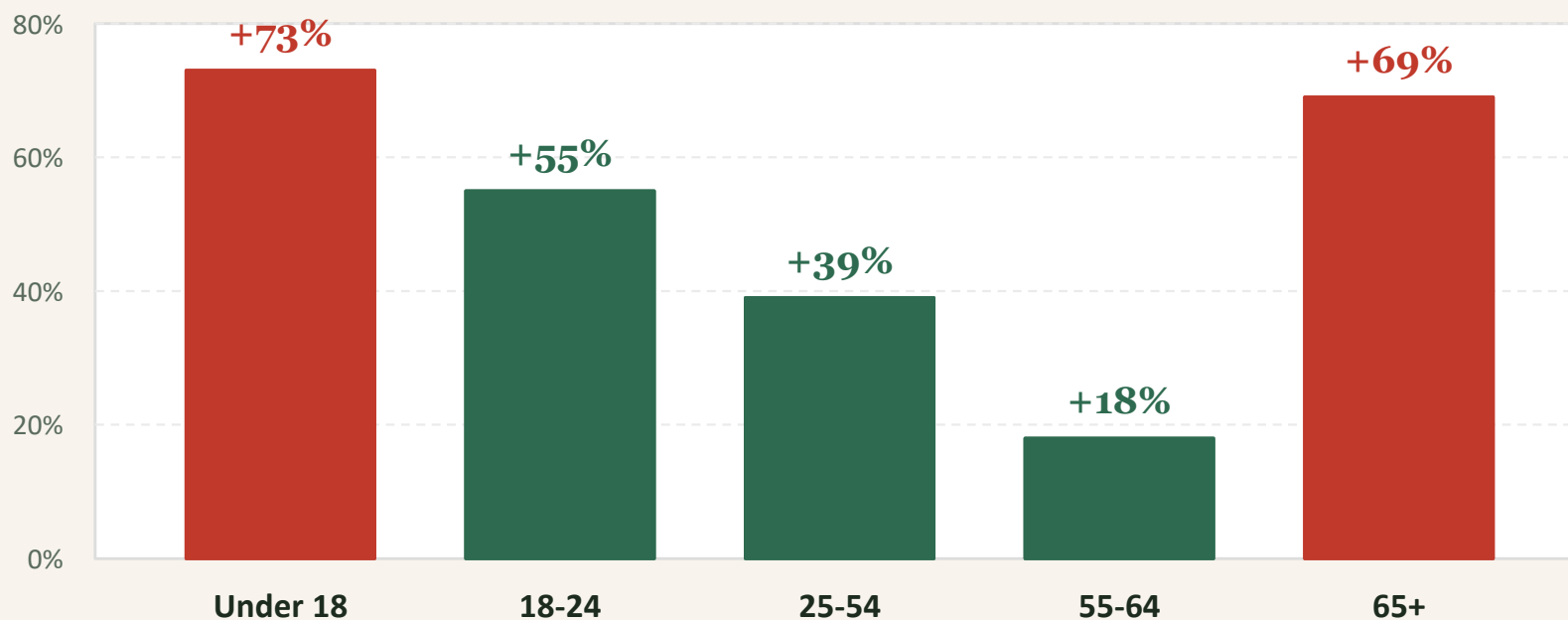
Eviction watch data at select Contra Costa County courts found that **86% of landlords** had legal representation, compared to only **7% of tenants**. (*East Bay Alliance for a Sustainable Economy - Unrepresented: A Report on Eviction Court Watch in Contra Costa County, 2022*)

*Sources: Contra Costa Housing Authority; California Housing Partnership Housing Needs Dashboard; BAHFA Evictions in the Nine-County Bay Area, California Housing Partnership Affordable Housing Map; East Bay Alliance for a Sustainable Economy's report – Unrepresented: A Report on Eviction Court Watch in Contra Costa County*

# People Experiencing Homelessness Served by Contra Costa Continuum of Care (CoC)



## 5-Year Percent Change by Age Group — Contra Costa County Continuum of Care (CoC)



**■ Highest surge**  
Older adults 65+ and children under 18 saw the sharpest increases — rising 69% and 73% respectively over five years.

Source: [Contra Costa Health Continuum of Care Annual Report, 2024](#)

# What Can Be Done to Help?



Expand the supply of age-restricted, below-market-rate housing for low-income older adults.



Strengthen tenant protections.



Develop more affordable assisted living facilities.



Support shared housing programs.



Expand free legal services and rental assistance programs for tenants.

# Resources



## **Information & Assistance (I&A) Call Center**

Provides information, referrals to resources, and support for seniors 60+, adults with disabilities, and caregivers. Call (800) 510-2020 or (925) 229-8434 or visit [www.ehsd.cccounty.us](http://www.ehsd.cccounty.us).

## **Contra Costa Crisis Center 211 or Text "HOPE" to 20121**

Access services if experiencing or at risk of homelessness in Contra Costa County. Call "211" or Text "HOPE" to 20121 or visit [www.crisis-center.org](http://www.crisis-center.org).

## **Home Match**

Helps match 'home providers' with spare rooms with 'home seekers' looking for more affordable places to live. Call (925) 956-7385 or visit [www.homematchfp.org](http://www.homematchfp.org).

## **Contra Costa Senior Legal Services**

Free legal assistance to seniors 60+ on civil matters including housing/eviction, elder abuse, and public benefits. Call (925) 609-7900 or visit [www.ccsls.org](http://www.ccsls.org).

# About ACOA



The Advisory Council on Aging (ACOA) advises the Contra Costa County Board of Supervisors and Area Agency on Aging (AAA) on aging issues.

## ACOA Housing Committee Goals

- 1 Support and advocate for initiatives and legislation promoting the development and preservation of low-cost housing for older adults.
- 2 Conduct outreach to local officials, commissions on aging, and the broader community to raise awareness about housing issues affecting older adults.



Advisory Council on Aging

# Contact Information

Housing Committee Chair

**Kevin Donovan** | [kddonovan@aol.com](mailto:kddonovan@aol.com)

Housing Committee Member

**Marilyn Fowler** | [mfowlerm@yahoo.com](mailto:mfowlerm@yahoo.com)

Staff Support / Program Coordinator, Area Agency on Aging-Information & Assistance (I&A) Program

**Nhang Luong** | [nluong@ehsd.cccounty.us](mailto:nluong@ehsd.cccounty.us) | (925) 655-1385



# CONTRA COSTA COUNTY

1025 ESCOBAR STREET  
MARTINEZ, CA 94553

## Staff Report

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**File #:** 26-2316

**Agenda Date:** 6/3/2026

**Agenda #:**

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**Advisory Council on Aging:**

Membership & Nominating Committee - ACOA Alternate Membership



## **Advisory Council on Aging (ACOA) Alternate Members**

Newly appointed members of the ACOA who have Alternate Status may find it difficult to precisely define their role in the organization. This document aims to clarify some potential sources of confusion.

### **Overall Responsibilities**

Alternate members should attend all ACOA meetings, and their contribution to discussions is considered equally valuable to those of any other ACOA member. Alternate members count towards quorum when an ACOA member is absent. In addition, Alternate members can vote where there is an absent ACOA Member at Large or a City/Town Representative. Voting in such cases is considered a crucial function of Alternate members.

Committees are a critical means by which the ACOA gathers knowledge about key issues in its scope of responsibilities and provides input to the Area Plan. Alternate members are encouraged to join and actively participate in ACOA Committees. Alternate members are eligible for membership in all committees except for the ACOA Governing Committees. Specifically, Alternate members are eligible for membership in the following committees: Health and Elder Abuse Prevention Committee, Housing Committee, Legislative Committee, Technology Committee and Transportation Committee.

Being an Alternate member is often a pathway to full ACOA Membership. Alternate members are frequently appointed to Member at Large seats in cases where the Member at Large resigns or is removed from the ACOA for not satisfying membership requirements (e.g. attendance or residence in Contra Costa County).

### **Required Trainings**

Alternate members must satisfy the same requirements as all other members of the ACOA. These are summarized in the document titled "ACOA Membership Expectations" and described in detail in the ACOA Bylaws (Article III Membership, page 2).

- Complete the **Brown Act & Better Governance Ordinance** video training upon appointment by the Board of Supervisors and send a signed affidavit attesting to its completion to AAA staff. Link to the training: [Brown Act & Better Government Ordinance Training Video](#)



*This training must be completed within the first three months of appointment and every two years thereafter.*

- Complete **Ethics for Local Government Officials** training upon appointment by the Board of Supervisors. Submit verification of completion to staff. Link to the training: [Ethics Training \(ca.gov\)](#)

*This training is must be completed within the first three months of appointment and every two years thereafter.*

- Complete **Implicit Bias Training** provided by the City of Richmond through a learning pathway series of [articles and videos](#).

*This training must be completed within the first three months of appointment and every two years thereafter.*

- Complete **Assuming Office Statement** via NetFile. An email with NetFile login information will be sent to your email address on file. If you have questions, please contact Jenny Lam at [jlam@ehsd.cccounty](mailto:jlam@ehsd.cccounty) or 925.655.0773.

*The Assuming Office Statement must be completed within 30 days of appointment.*

- Complete and submit **Form 700** annually (prior to April 1<sup>st</sup>). This can be done electronically by completing the form online at the County website and following the directions provided. (Print a copy for your own records) [Form 700 \(ca.gov\)](#) If you have questions, please contact Jenny Lam at [jlam@ehsd.cccounty](mailto:jlam@ehsd.cccounty) or 925.655.0773.

*The Form 700 must be completed annually prior to April 1<sup>st</sup>.*

- Complete a new Application when required/requested in order to remain a member of the Council.

Hopefully, this document has shown that Alternate members are critical to the ACOA and has also clearly specified the roles that Alternate members can play in ACOA discussions, meeting quorum, votes and Committees.