



CONTRA COSTA COUNTY

AGENDA

Advisory Council on Aging

Monday, April 21, 2025

10:00 AM

**500 Ellinwood Way, Pleasant Hill
The Classroom**

Housing Workgroup

Link:| [https://cccounty-us.zoom.us/j/85925220210?](https://cccounty-us.zoom.us/j/85925220210?pwd=7CIVguR9cjaaAHUY1aG4SyCbaJU20P.1)

pwd=7CIVguR9cjaaAHUY1aG4SyCbaJU20P.1 |

Password: 926300

Telephone: 214-765-0478 Or 888-278-0254 (US Toll Free) Conference code: 698779

PUBLIC ACCESS INSTRUCTIONS:

The public may attend this meeting in person at the above location. The public also may attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided above. Remote locations: 1465 Civic Ct., Concord; 150 S. 45th St., Richmond; 2702 Clayton Rd., #202, Concord; 14720 Byron Highway, #4, Bryon.

10:00 Call to Order/Welcome - Kevin Donovan, Chair

Introductions

Roll Call

10:05 Approve March 2025 Draft Minutes

Hou.03.17.25DraftMinutes

[25-1303](#)

Attachments: [Hou.03.17.25DraftMinutes](#)

10:10 Presentation: Department of Conservation & Development - Gabriel Lemus, Assistant Deputy Director

11:00 Update: "No Place to Call Home" Outreach Presentations - Kevin Donovan

11:10 Housing Committee Spotlight on Individual and/or Agency: Theresa Anderson, Field Representative, Office of Senator Grayson

11:15 Review: Letter of Support for AB 474

Letter of Support

[25-1304](#)**Attachments:** [DRAFT Letter of Support for AB-474](#)

11:25 Home Match of Contra Costa - Logan Robertson, Director

11:30 Update: Centers for Elders' Independence - Uche Uwahemu, Director, Government & Community Affairs

11:40 Information Sharing/Announcements

11:50 The next meeting is currently scheduled for May 19, 2025 at 10:00 am.

12:00 Adjourn

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For additional information contact: Nhang Luong (925) 655-1385.

HOW TO PROVIDE PUBLIC COMMENT:

Persons who wish to address the committee during public comment on matters within the jurisdiction of the committee that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should speak when called upon by the chair. Those participating via Zoom should indicate they wish to speak by using the “raise your hand” feature in the Zoom app. Those calling in should indicate they wish to speak by pushing * 9 on their phone. All public comments will be limited to 2 minutes per speaker.



CONTRA COSTA COUNTY

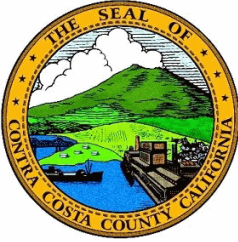
Staff Report

1025 ESCOBAR STREET
MARTINEZ, CA 94553

File #: 25-1303

Agenda Date: 4/21/2025

Agenda #:



CONTRA COSTA COUNTY

Committee Meeting Minutes - Draft

Advisory Council on Aging

Monday, March 17, 2025

10:00 AM

**500 Ellinwood Way, Pleasant Hill
The Classroom**

Housing Workgroup

Link: | <https://cccouny-us.zoom.us/j/85925220210?pwd=7ClVguR9cjaaAHUY1aG4SyCbaJU20P.1>

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10:00 Call to Order/Welcome - Kevin Donovan, Chair
Kevin Donovan called the meeting to order at 10:00 am.

10:02 Roll Call

Present

Roger Boaz, Kevin Donovan, Marilyn Fowler, Michelle Hayes,
Logan Robertson, and Victoria Snyder

10:04 Introductions/Announcements:

Area Agency on Aging's Public Hearing on March 19, 10 am, 500 Ellinwood Way in Pleasant Hill.

Richmond Commission on Aging Senior Information Day is May 21, 2025.

Nikki Lopez shared her website: www.caregiveronecall.org

10:05 February 2025 Draft Minutes

Approve February 2025 Draft Minutes

[25-936](#)

Attachments: [Hou.02.24.25DraftMinutes](#)

Motion: Fowler

Second: Robertson

Aye: Boaz, Donovan, Fowler, Hayes, Robertson, and Snyder

Result: Passed

10:10 Presentation: Housing and Equity - Lauren Garden, Director, California Housing Advocacy from Justice in Aging

Housing and Equity presentation

[25-937](#)

Attachments: [Justice in Aging - Housing and Equity](#)

Master Plan for Aging Equity Tool

[25-938](#)

Attachments: [Master Plan for Aging Equity Tool](#)

Justice in Aging provides education (trainings, webinars, publications). administrative advocacy, and litigation.

Areas of expertise: 1) health care (i.e., Medicare, MediCal, IHSS), 2) housing (maintaining accessible and affordable housing, tenant rights), 2) income and economic security (social security, SSI, CAPI, CalFresh), 4) elder rights (elder abuse, neglect, alternative to conservatorship), 5) language and disability access, and 6) legal services capacity building.

The fastest-growing population experiencing homelessness are older adults.

Racial Equity and Homelessness

Homelessness is linked to racial inequities.

Black or African American Californians experience homelessness disproportionately (26% of unhoused population 50+). Same for American Indian or indigenous people.

Disparities in social determinants of health (economic stability, neighborhood environment, education, food, community and social context, and health care system) drive homelessness.

Barriers to Equity

Housing barriers - redlining, segregation, government subsidies of white communities and displacement of communities of color.

Educational - lack of access to education and disparities in education funding.

Economic - historically pushed into undervalued and underpaid jobs, lower likelihood of robust retirement plans connected to work.

Health - Chronic health conditions due to environmental factors, bias in health care system.

Justice system involvement

Equitable Solutions Needed

Focus on homeless prevention as an elder justice issue.

Rent subsidies, implementing renter protections in all settings.

Continue to explore and fund Medi-Cal housing support.

Remove barriers to personal care services.

Increase coordination among agencies to prevent homelessness.

11:00 Update: "No Place to Call Home" Outreach Presentations - Kevin Donovan

In May, presentations are scheduled for Martinez Senior Center, Rossmoor Democratic Party Club, and Brentwood City Council.

11:10 Housing Committee Member and Agency Spotlight: Roger Boaz, ROAR

ROAR was founded to address aging issues in the rural communities of Discovery Bay and Byron. It encourages and facilitates age friendly communities. It is working on affordable housing solutions and ADUs, transportation resources including EV ride-sharing pilot, bike paths, and "walk on streets" project to document infrastructure issues such as missing sidewalks, and inadequate lighting and transit. Website: rorca.org

11:20 Review: AB 474 - Home-Sharing Act of 2025

Sponsored by Assembly Member Chris Ward, AB474 introduces provisions to make nonprofit home-sharing more accessible and exempts low-income homeowners from paying income tax on rental earnings.

AB474 Bill Text

[25-939](#)

Attachments:

[Bill Text CA AB474 2025-2026 Regular Session Introduced](#)
[LegiScan](#)

11:30 Public comment:

Next Meeting is scheduled for April 21, 2025 AT 10:00 AM - 12:00 noon

12:00 Adjourn

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DRAFT



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 25-1304

Agenda Date: 4/21/2025

Agenda #:

DRAFT

Dear Assemblymember Ward,

On behalf of the Contra Costa County Advisory Council on Aging, I am writing in strong support of AB 474, the Home Sharing Act of 2025. Our council advises the Board of Supervisors on matters related to older adults in our county. Please note that the views expressed here are those of the Advisory Council and do not represent the official position of Contra Costa County or its officers.

AB 474 offers a smart, cost-effective solution to address California's growing housing crisis, especially among older adults. By encouraging and supporting home sharing programs, your bill provides dual benefits: helping low-income older homeowners remain in their homes while creating affordable rental opportunities for others in need.

As the population of Californians aged 60 and older grows rapidly, housing insecurity among this group - especially those with limited incomes - has become an urgent concern. AB 474 addresses this by allowing homeowners to rent out excess or vacant bedrooms without jeopardizing their eligibility for public assistance. The bill's exemption of rental income from income tax is a meaningful support for older homeowners.

The Home Sharing Act also protects tenants' rights while maintaining the homeowner's ability to bring in a caregiver when needed. These balanced provisions make AB 474 a "win-win" for both parties.

We appreciate your leadership on this issue and your commitment to innovative, compassionate solutions. Thank you for sponsoring AB 474 and working to expand affordable housing options while helping older adults age in place with dignity.

Respectfully,

James Donnelly, President

Contra Costa County Advisory Council on Aging