



CONTRA COSTA COUNTY

Committee Meeting Minutes - Draft

Advisory Council on Aging

Monday, September 16, 2024

10:00 AM

500 Ellinwood Way, Pleasant Hill
The Classroom

Housing Workgroup

Link: | <https://cccounty-us.zoom.us/j/83253449063?pwd=eeNUcH2RB86FrOUgNxbVo39iSCDN8L.1> | **Password:** 437828 |
Dial-In-Number: 214 765 0478 or 888 278 0254 **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.

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

10:05 Introductions

Present

Roger Boaz, James Donnelly, Kevin Donovan, Marilyn Fowler,
Logan Robertson, and Uche Uwahemu

10:08 Review / Approve August 2024 Minutes

A motion was made by Donovan that this was approved.. The motion carried unanimously.

Motion: Donovan

Second: Donnelly

Hou8.19.24 Draft Minutes

[24-2891](#)

Attachments: [Hou8.19.24 Draft Minutes](#)

10:10 Bay Area Housing Finance Authority (BAHFA) - Irene Farnsworth, BAHFA Anti Displacement Program Manager and Kate Hartley, BAHFA Director.

Proposed Regional Housing Bond withdrawn in August 2024. Two-Thirds (2/3) voter approval needed to pass.

Proposition 5 is on the November ballot. If approved, voter approval threshold for housing affordable housing general obligation bonds will be lower to 55%.

BAHFA's current programs:

- Doorway Housing Portal - streamline the affordable housing search and application process in Bay Area. Already launched.

- Lending program that supports new home development.

- Rental assistance to prevent homelessness in Napa County

- Study of Bay Area evictions and housing legal services to find data-driven solutions.

- Publish annual reports of Bay Area housing.

- Tax Exemption Preservation Program - help affordable housing developers to preserve affordable units for low-income households.

- Preservation Pilot - \$17 million program to acquire and preserve affordable apartments occupied by lower-income residents.

10:40 Satellite Affordable Housing Associates (SAHA) - Shanti Jensen, Associate Project Manager

SAHA will develop Choice in Aging Senior Housing, a 4-story building with rooftop terrace located on the Choice in Aging campus. It will have 81 one-bedroom units plus 1 unit for on-site property manager.

It will be for older adults 62+, earning 30-60% AMI (Area Median Income). Thirty units are reserved for veterans.

Construction expected to begin June 2025 and complete in August 2027.

Financing sources: City of Pleasant Hill, Contra Costa County, State of California, Choice in Aging, Federal Low-Income Housing Tax Credits, and California State Housing Tax Credits.

SAHA's policy on rental increases: No increases to households paying more than 50% of their income on rent. 3% increase is calculated for tenants paying less than 50%, but increase is capped at \$20.

11:15 Debrief: Housing Work Group's Presentation to the Advisory Council on Aging and Follow-up - Kevin Donovan and Marilyn Fowler

The presentation took 15 minutes and well received.

Further follow-up with ACOA members is needed for their assistance with identifying and scheduling more presentations.

11:25 Discussion: Brown Act Update - Kevin Donovan

ACOA workgroups are transitioning into committees.

Members must commit to attending meetings regularly to meet quorum (50% of members plus 1 must be present).

Reach out to Nhang Luong or Kevin Donovan if anyone is interested in being a member.

11:35 Contra Costa Home Match - Logan Robertson, Associate Director

The program recently reopened to West County.

Mailers were sent out and 10 responses from homeowners were received.

Eight matches were made in the last month.

11:40 Discussion: 2024 Annual Report

Kevin completed a draft. Tabled for further discussion next month.

11:45 Information Sharing/Announcements

October 3, 9 am - 2 pm there will be a Health Expo at the Concord Senior Center

Contra Costa Fire Protection District has an Open House on October 19, 9 am - 1 pm, at 2945 Treat Blvd., Walnut Creek (Training Center).

11:55 Plan Next Meeting:

Next meeting is Monday, October 21, 10 am - noon.

Guest presenter will be Jamie Jenett from Contra Costa Health Services.

12:00 Adjourn

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 400 Ellinwood Way Pleasant Hill, attention Nhang Luong during normal business hours. Staff reports related to items on the agenda are also accessible online at www.contracosta.ca.gov. 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: 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.

DRAFT