



CONTRA COSTA COUNTY

Committee Meeting Minutes - Draft

Advisory Council on Aging

Monday, August 18, 2025

10:00 AM

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

Housing Committee

<https://cccouny-us.zoom.us/j/81296954794>

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. Login information is provided above.

Remote locations: Center for Elders' Independence, 1465 Civic Ct., Concord, CA 94520; Mira Flores Senior Housing, 150 S. 45th St., Community Rm., Richmond, CA 94804; Contra Costa Senior Legal Services, 2702 Clayton Rd., #202, Concord, CA 94519; 14720 Byron Highway, #4, Bryon, CA 94514

10:00 Call To Order / Welcome – Kevin Donovan, Chair

10:05 Roll Call

Present

Roger Boaz, Kevin Donovan, Marilyn Fowler, and Logan Robertson

10:07 Review and Approved May 2025 Minutes

Correction noted: Senior Legal Services was listed twice in the minutes.

Hou05-19-25DraftMinutes

[25-3354](#)

Attachments:

[Hou05-19-25DraftMinutes](#)

Motion:

Fowler

Second:

Robertson

Aye:

Boaz, Donovan, Fowler, and Robertson

Result:

Passed

10:10 Update: Zoom Webinar Format – Nhang Luong

10:15 Update: "No Place to Call Home" Outreach Presentations – Kevin Donovan

On July 17, 2025, Kevin Donovan and Nhang Luong presented to approximately 18 participants at the San Pablo Senior Center.

Marilyn Fowler is scheduled to present to the Concord Rotary Club on October 22, 2025.

- 10:20 Update: Home Match – Logan Robertson, Director, Home Match Contra Costa
Program currently has 17 rooms available for rent—the highest monthly total to date. Rent ranges from \$900–\$1,800 per month.
Completed the first family match in El Sobrante.
Secured a partnership with the City of Pinole.
Program featured on the cover of Marketplace magazine.
- 10:25 Update: Centers for Elders’ Independence – Uche Uwahemu, Director of Government & Community Affairs
Three new PACE centers have opened in Livermore, El Sobrante, and Oakland.
- 10:30 Presentation: Fast Track Housing Package – Steve Wertheim, Housing Policy Consultant, Office of Assemblymember Buffy Wicks
A legislative package designed to remove barriers and accelerate housing development in California.
Assembly Bills 130 and 131 were fast-tracked and signed into law by the Governor.
Key provisions include streamlined permitting and CEQA (California Environmental Quality Act) exemptions for qualifying housing projects.

Legislative Press Release 5-15-25

[25-3355](#)

Attachments:

[Legislative Press Release 5-15-25](#)

- 11:00 Presentation: Housing Market Update – Oscar Wei, Deputy Chief Economist, California Association of Realtors
Housing sales are in a slump: -0.4% year-to-date; statewide median sales price is \$884,050 (-0.3% year-over-year). Sales remain stagnant due to high interest rates.
Inflation is accelerating as tariff impacts take effect; Consumer Price Index expected to continue rising.
In Q2 2025, only 15% of California households could afford a median-priced single-family home; in Contra Costa, 23% could afford.
Minimum annual income needed: \$359,200 (SF Bay Area), \$234,800 (Contra Costa).
Median home price in Contra Costa: \$915,000.
Insurance premiums in California are expected to increase by 21% by year-end.
Contra Costa property taxes have risen for three consecutive years since COVID.
One-third of older households are cost-burdened (spending more than 30% of income on housing). Adults 75+ are more likely to be cost-burdened than younger seniors.
California: 51% of low-income older adult households spend more than half of their income on housing (2023).
Bay Area: 43% (2023).
Contra Costa: 44% (2023).
Contra Costa is short of approximately 32,000 affordable housing units.
- 11:50 Next Meeting: Monday, September 15, 2025 - guest presenter will be Alex Werth with Research Consultant for Raise the Roof Coalition and Bay Area Housing Finance Authority (BAHFA)

Public comment

Adjourn

For Additional Information Contact: Nhang Luong nhuong@ehsd.cccounty.us (925) 655-1385

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