

Advisory Council on Aging and Disability Services

Creating choices for elders and adults with disabilities in Seattle-King County

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MONTHLY MEETING MAY 14, 2010

MEMBERS PRESENT

City of Seattle	King County	United Way
<input checked="" type="checkbox"/> Diane Snell, O&A Chair	<input checked="" type="checkbox"/> Art Mussman, P&A Chair	<input checked="" type="checkbox"/> Amy Astle-Raaen
<input checked="" type="checkbox"/> Jacqueline Deerr-Lord	<input type="checkbox"/> Cathy Von Wald	<input checked="" type="checkbox"/> Michael Miller, V Chair
<input checked="" type="checkbox"/> Duong Nguyen	<input checked="" type="checkbox"/> Kaylene Moon, At large	<input type="checkbox"/> Lorna Stone, Secretary
<input type="checkbox"/> Nick Licata, elected official	<input type="checkbox"/> Vacant	<input checked="" type="checkbox"/> Timmie Faghin, Chair
<input checked="" type="checkbox"/> Bev Clark	<input checked="" type="checkbox"/> Marsha King, Communication Ch	<input checked="" type="checkbox"/> Katty Chow
<input type="checkbox"/>	<input checked="" type="checkbox"/> Dave Rogers	<input type="checkbox"/> Dr. Elizabeth Phelan
<input type="checkbox"/>	<input checked="" type="checkbox"/> Ava Frisinger, Elected	<input checked="" type="checkbox"/> George Dicks
<input type="checkbox"/>	<input checked="" type="checkbox"/> Berta Seltzer	<input type="checkbox"/> Lillian Tang
<input type="checkbox"/>	<input checked="" type="checkbox"/> Kris Fredrickson	<input checked="" type="checkbox"/> Tom Minty

Excused Absence	Dr. Elizabeth Phelan, Lillian Tang, Lorna Stone, Cathy VonWald, Nick Licata
Guests:	Richard George, Mike Shriber, Claire Brannan (Mobile-Classes), Don Moreland (former chair), Phil Pitruzzello (former V Chair), Hye Kyong Jeong (ARC), Mary Anderson, Bette Reed, Rose Curran (speaker), John deChadenedes (speaker) , and Bart Harvey residents
ADS Staff	Karen Winston, Gigi Meinig, Rosemary Cunningham, Doug Ricker, Margaret Casey
United Way Staff	Linda Woodall
King County Staff	Linda Wells
City of Seattle	

Welcome and Introductions:

Timmie Faghin, Chair, welcomed Advisory Council members and ADS staff to the meeting. She asked those present to introduce themselves.

In association with the Area Agency on Aging for Seattle-King County and sponsored by:

Co-Sponsored by:



Welcome to Bart Harvey

The Advisory Council met at the Bart Harvey apartments located in the South Lake Union neighborhood. **Sharon Lee, Executive Director of the Low Income Housing Institute (LIHI)**, gave a welcome and introduction. She explained when Bart Harvey was built, special emphasis was placed on green building practices including site planning to maximize daylight, conserve water, energy and materials. The Bart Harvey provides housing for 50 low-income seniors. The building was opened a year ago and leased up quickly. Before moving into the building, the majority of residents were homeless. They pay 30% of their income as rent. Residents receive services from an onsite case manager.

Sharon gave the Advisory Council a brief overview of the funding options available to nonprofit developers. The HUD 202 grants have been the most versatile and pay for capital and ongoing operating costs. Unfortunately, the HUD 202 program is being eliminated from the federal budget. Secondly, tax credits are an important fund source though not as flexible. LIHI continues to develop new properties targeting low income and homeless people and has future plans to apply for City of Seattle Housing Levy funds.

Program: Approaches to Affordable, Durable, and Sustainable Housing and Services for the New Senior Generation

Rose Curran and John deChadenedes, two experts in the housing field, spoke about the crisis in housing. Poverty among seniors has increased, affordable housing has shrunk and the number of public housing units built each year cannot keep up with the demand.

Rose Curran, Ph.D. AICP, is currently the lead affordable housing planner for the King County Affordable Housing Department of Community and Human Services. Before her career in Urban Planning, Rose earned a Ph.D. from Fordham University.

Dr. Curran worked eight years as manager and lead analyst for the King County Executive Department Benchmark Program. In 2005 she received a Fulbright Fellowship to teach and conduct research on low-income housing models and urban planning at Addis Ababa University's Department of Architecture and Urban Design University in Ethiopia.

John deChadenedes is the project/program manager with the King County Housing Finance Program. John grew up in Utah and Colorado and holds degrees in philosophy, public administration, and international studies. He spent almost as much time working in the construction trades as he has in local government. His vision for the future was inspired by meeting and getting to know Buckminster Fuller. As coordinator for the King County Housing Finance Program, John's experience led him to believe that it is possible to design and build radically better housing than anything we are doing now, and by doing so would represent the best investment of public resources we could possibly make.

In King County more than 6,700 *low-income seniors* are on waiting lists and nearly 1,000 are homeless. The federal poverty level of \$13,032 for two adults allows a budget of \$325 per month in housing costs. Over 61% of senior households are low or low-moderate income compared to 39% of all King County households. Few market rate rentals are affordable.

The need for senior housing targeting low-income seniors will more than double in the next 10-15 years. Four trends will increase the need:

1. Aging baby boomers will double the number of seniors by 2025
2. People will live longer with poor health
3. People will outlive their retirement funds and the number of low income senior households will continue to increase
4. Little affordable housing stock is available. Just to keep the current level of 53% of very low income seniors in publicly assisted housing, more than 900 units a year must be built until year 2025.

What can be done?

With fewer resources many older adults may feel like they will not be able to live as they would prefer. However, creative approaches give seniors the opportunity to age in place. Examples include: accessory dwelling units, co-housing, virtual villages, universally designed homes that are accessible and safe. These approaches give seniors choice and may include financial support such as subsidized, affordable housing units, or market rate housing near services.

Housing development fund options include a mixture of federal, state and local resources used together to fully fund a project. Along with funding, the challenge for non-profits is how to pair subsidized health and social services with affordable housing to create service-enriched housing communities. Approaches may include a mixture of options including development incentives for universal design or placement in walkable communities near services.

Emerging opportunities could include:

1. Purchase, making capital improvements and/or retrofitting existing housing stock
2. New healthy aging approaches
3. Financial literacy programs
4. A link between mental health & substance abuse treatment
5. Property tax relief for home repairs, weatherization, or the addition of accessible amenities
6. Public policies which help seniors with a variety of affordable housing/service options

How can we work together?

Create opportunities for community and neighborhood planning efforts to improve the built environment. For example, incorporate good design, durable housing with small footprints, shared ownership, and coordination of housing with services.

Finally, advocacy strategies should support all affordable housing funding opportunities.

The link to the presentation is below:

http://www.agingkingcounty.org/advisory-council/docs/Presentation_QuietCrisis_May2010.pdf

Break Out Session: Questions and Thoughts for Discussion

Group 1

Facilitator: *Rose Curran*

Question 1: *What policy changes such as new zoning or ways to implement UD strategies are doable options for the Advisory Council?*

Question 2: *What advocacy strategies should the Advisory Council use to make those policy changes happen?*

Examples:

- Prioritize doable items in the “RECOMMENDATIONS” section of the *QUIET CRISIS* Report (2-2009)
- Support the National Housing Trust Fund by getting Congressional electeds to sign on the letter of support.
- Advocate for state funding of the Housing Trust Fund in the 2011 budget process.
- Send ideas to HUD as they re-evaluate the Sec. 202 and 811 federal funding for housing for persons with disabilities and seniors.
- Propose zoning changes (what is allowed where?) to allow more housing.
- Support “transit-oriented” options through established groups/processes such as the Mayor of Seattle’s “transportation master plan”.
- Find funding to implement universal design retrofits and other UD strategies.
- Comment on the Yesler Terrace “Environmental Impact Statement” (to be released in June 2010).
- Suggest options for State/County/City legislation to support senior housing.

Group 2

Facilitator: *John deChadenedes*

Question 1: *The “problem” of senior housing has a number of different parts, each of which has its own kinds of solutions. Discuss how to distinguish the various parts of the problem.*

Question 2: *Identify individual and group actions the Advisory Council can implement.*

Examples

- Consider forming partnerships among local community groups such as churches, temples, nonprofits, social service agencies and housing developers to apply for grants that sponsor sustainable housing for low income seniors and people with disabilities.
- Consider co-housing, i.e., “intentional” housing options using existing apartment spaces,
- Support naturally occurring retirement communities (NORCs)
- Support “Beacon Village” concepts that might be implemented in your community.
- Consider house-sharing possibilities.
- Consider a local “transportation-sharing” co-op among your neighbors, within your church or temple.

Business Meeting

Minutes

The March minutes were approved as written.

Announcements

1. **June 10th Older Americans Act Forum in Olympia.** There are still a couple of slots left. Timmie asked for volunteers.

2. Timmie asked for volunteers to help evaluate the **Personal Emergency Response (PERS)** contractors. Ideally, 12 volunteers are needed.
3. Written committee reports will now be attached to the minutes.

City Council Report

See attached letter re: City of Seattle Disability Commission

Planning and Allocations Committee--See attached report

Outreach and Advocacy Committee

Diane Snell asked the Advisory Council to approve a motion for the Outreach and Advocacy Committee to submit a letter about coordination between Health Care Reform legislation and the Older Americans Act. The Advisory Council moved, seconded and approved the Outreach and Advocacy Committee request. Diane Snell will hand carry the letter to the OAA listening session in Olympia. Marsha King was asked to review the draft.

Communications Task Force – No report

State Council on Aging: No report

NW Universal Design Council: See attached report.

Director's Report – No report

Adjourn

The meeting was adjourned at 1:45 p.m.

Building Tour

The Advisory Council was given a tour of Bart Harvey's public spaces and had the opportunity to tour a recently vacated studio apartment. They saw a delightful roof garden, a computer lab, a lovely sitting area with a fireplace, and a large activity room with a kitchen. The studio was attractive, bright, efficient, had many energy saving features and a laundry was included on each floor.

NEXT REGULAR MEETING:

Topic: Caregiving Options

Friday, June 11, 2010

Noon – 2:00 PM

Seattle Municipal Tower

700 5th Ave, Room 4050-60

Seattle, WA

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