

# Advisory Council on Aging and Disability Services

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

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www.adsadvisorycouncil.org

## MONTHLY MEETING

**SEPTEMBER 11, 2015**

**MEMBERS PRESENT**

City of Seattle	King County	United Way
<input checked="" type="checkbox"/> Claire Brannan	<input type="checkbox"/> Mayor David Baker	<input checked="" type="checkbox"/> Mary Anderson
<input checked="" type="checkbox"/> Molly Holmes	<input type="checkbox"/> Kris Fredrickson	<input checked="" type="checkbox"/> Marsha Andrews
<input type="checkbox"/> John Okamoto, City Council	<input checked="" type="checkbox"/> Ava Frisinger, Chair & Former Mayor, Issaquah	<input checked="" type="checkbox"/> Katty Chow
<input checked="" type="checkbox"/> Tony Provine	<input type="checkbox"/> Bev Heyden	<input checked="" type="checkbox"/> George Dicks
<input type="checkbox"/> Kathe Matrone	<input type="checkbox"/> Kate Miller	<input type="checkbox"/> Tom Minty
<input checked="" type="checkbox"/> Mac McIntosh	<input type="checkbox"/> Dave Rogers, Senior Lobby Rep	<input type="checkbox"/> Dr. Elizabeth Phelan
<input checked="" type="checkbox"/> Sue Shaw	<input checked="" type="checkbox"/> Berta Seltzer	<input checked="" type="checkbox"/> Lorna Stone
<input checked="" type="checkbox"/> Diane Snell, SCOA, Past Chair	<input type="checkbox"/>	<input checked="" type="checkbox"/> Eric Martenson

<b>Excused Absence</b>	Dr. Elizabeth Phelan, Kathe Matrone, Tom Minty, Berta Seltzer, Bev Heyden, Mac McIntosh, Kris Fredrickson,
<b>Guests:</b>	Diana Thompson, Frances Biderman, Robert Canamar, Carolyn Heersema, Ellie Wilson Jones, Paula Houston
<b>Staff</b>	Gigi Meinig, Karen Winston, Andrea Yip, Maria Langlais, Mary Pat O'Leary,
<b>Speakers</b>	Joy Scott, Jennifer LaBrecque, Cynthia Ellison, Sarah Barnes, Kehau Pickford, Steve Walker, and Robert Feldstein
<b>United Way Staff</b>	Linda Woodall
<b>King County Staff</b>	Scott Ninneman
<b>City of Seattle</b>	Maureen Linehan

### Welcome and Introductions:

**Ava Frisinger, Chair**, welcomed Advisory Council members and ADS staff to the meeting. She asked those present to introduce themselves.

## **Housing Challenges in Later Life**

### **Solid Ground**

Joy Scott, Supportive Services Coordinator from Solid Ground serves over 57,000 people in Seattle and King County. Joyce Scott encouraged renters to contact the Solid Ground tenant services hotline at 206-694-6767 to discuss their personal situation and rights as a renter under the Landlord Tenant Act. The service is free. The information line is open Monday and Thursday from 10:30 AM – 1:30 PM and Wednesday 10:30 AM – 1:30 PM. The web site is located at [www.solid-ground.org/tenant](http://www.solid-ground.org/tenant).

Joy gave five tips to tenants:

1. Read the rental agreement before signing and view the actual unit you plan to move to.
2. Be proactive! Know your rights under the law and how to assert them.
3. To assert your rights under the law make sure you are current in your rent payments.
4. Don't withhold rent over repairs; the landlord could evict you for not paying rent, instead:
  - a. Communicate with your landlord in writing and use certified mail.
  - b. Create a file & keep copies of letters, receipts and notices related to your tenancy.

Common issues seen by the tenants' union:

1. Rent increases
2. Evictions Note: Prior evictions stay on a person's record forever even if the eviction was overturned.
3. Tenant screening issues
4. Deposits and fees
5. Repairs and mold
6. Move-in-move-out process and timelines

Solid Ground offers information about mortgage and foreclosures. For more information about the topics listed below call 206-694-6766 or 1-866-297-4300 or email [housingcounseling@solid-ground.org](mailto:housingcounseling@solid-ground.org).

1. Foreclosure process.
2. Loan types and lender processes
3. Foreclosure timelines.
4. Loan modifications.
5. Lender verifications.
6. Brainstorm actions based on individual situations.
7. Represent homeowners during mediation.
8. Community resources and free legal referrals.
9. Home equity conversion mortgage counseling.
10. Reverse mortgage counseling.

### **The City of Seattle Office of Housing**

The Office of Housing Supports housing development for people who are homeless, low income seniors and low-wage working people. It manages incentive programs for private developers to build or fund affordable housing for low-wage households. Since 2004 the Office of Housing has invested \$40 million dollars in senior housing.

Jennifer LaBrecque, Program Manager, for the City of Seattle's Sustainable Homeownership & Weatherization described several programs which enable Seattle renters and homeowners to stay in their own home by providing funding for income-qualified homeowners to:

1. Make major repairs to their homes, through low or no interest loans. For more information call (206) 684-0458 or email [HomeRepairLoan@seattle.gov](mailto:HomeRepairLoan@seattle.gov).
2. Access to low cost (\$10 per hour) help for minor home repairs.
3. Increase energy efficiency, for income qualified homeowners and tenants using the Home Wise Weatherization program. This program includes a free energy audit, insulation, air sealing, heating system upgrades, and ventilation improvements. Contact information 206-684-0244, or link [HomeWise@seattle.gov](mailto:HomeWise@seattle.gov).
4. Prevent foreclosure through counseling and free legal assistance.
5. Assistance with down payments for low-income first-time homebuyers.

### **Utility discount program**

Cynthia Ellison, Intake Representative from the City of Seattle Utility Credit Discount Program gave an overview of the services offered. Qualified renters and homeowners may receive a discount up to of 60% on their Seattle City Light bill and a 50% discount on their Seattle Public Utilities bill. People must be at 70% of the State median income which equals \$30,840 for a household of one and \$40,320 for a two person household. For more information call 206-684-0268 or click the link [utility assistance programs](#).

### **Seattle Housing Authority**

Sarah Barnes, Admissions Manager, Seattle Housing Authority and Kehau Pickford, Senior Property Manager for the Seattle Housing Authority Senior Program (SHA) described the SHA senior housing program which includes 23 buildings throughout Seattle. They encourage seniors looking for affordable housing to place their name on the waitlist right away since it can take from one to three years, depending on the property. Seniors younger than 62 may apply as long as they are 62 years of age when they sign the lease. Preference is given to people who already live in the City of Seattle. Contact them by phone at 206-239-1737, or by email at [housingcounselor@seattlehousing.org](mailto:housingcounselor@seattlehousing.org), or visit the website at <http://www.seattlehousing.org/housing/senior/>. For other SHA public housing options through SHA call 206-239-1737 or visit the website at <http://www.seattlehousing.org/housing/public/>.

Senior Housing Assistance Group or "SHAG" is another private alternative for affordable senior housing. For more information call 1-888-776-0467 or click on the link at <https://www.housing4seniors.com/>

### **City of Seattle's Steve Walker, Director Office of Housing and Robert Feldstein, Director Office of Policy and Innovation**

The good news is that affordable housing is valued by Seattle voters who have approved the housing levies since 1981. That first levy built 1000 units for seniors in partnership with SHA. Since then the levies have created 12,000 affordable apartments and are a strategy used by the Mayor to expand his vision to maintain and increase additional housing alternatives.

In November 2009, Seattle voters overwhelmingly approved the renewal of the Seattle Housing Levy, which will expire at the end of 2016. This most recent levy provided down-payment loans to more than 800 first-time homebuyers and rental assistance to more than 6,500 households. The 2009 Housing Levy has five components:

1. Rental Production & Preservation
2. Operation & Maintenance Fund

3. Rental Assistance
4. Homebuyer Assistance
5. Acquisition & Opportunity Loan Fund

Mayor Murray is committed to making the Seattle a city for everyone through support of the \$15.00 per hour minimum wage, good transportation, parks, affordable housing and programs such as the utility discount program.

Most recently a 23 member Housing Affordability and Livability Agenda Advisory Committee met and came up with 65 recommendations within two major components:

1. Establish an Affordable Housing Impact Mitigation Program (AHIMP) - commonly referred to as a commercial linkage fee - that will directly fund the construction of new affordable housing by requiring developers to pay a fee on every square foot of new commercial development.
2. Mandatory Inclusionary Housing (MIH) for new multifamily developments. Requiring up to eight percent of units be affordable for residents earning up to 60 percent of the Area Median Income (AMI). \$37,680 for an individual and \$53,760 for a family of four. It offers an alternative to on-site units, by giving developers the option to pay a fee to construct new affordable housing offsite.

In exchange for the above fees, new developments in downtown and South Lake Union will be allowed an extra 1,000 square feet per floor. Outside of the downtown core, new buildings will be allowed approximately one additional story in height. The “Grand Bargain”, as it’s called, will be phased in over a number of years. When fully implemented, it will create at least 6,000 new affordable homes over 10 years and will compliment other strategies such as levies, the use of surplus property for affordable housing and partnering with non-profit developers.

Still it won’t be easy, current market rates for a newer one-bedroom unit range from \$1,399 in Rainier Valley to \$1,887 on Capitol Hill. In comparison, the rate a person making 60% of the state median income can afford (30% of their income) is \$1,008. Under the proposed “Grand Bargain” framework, rents for new affordable housing units would be set at 30% of a person’s income.

## **Business Meeting**

### **Minutes**

Minutes were approved as written.

### **Sponsor Liaisons**

1. United Way:  
Linda Woodall is leaving United Way. On behalf of the Advisory Council Ava Frisinger made a thoughtful presentation about the compassion Linda Woodall brings to her work.
2. King County report  
Scott Ninneman gave a quick update about the 2016 King County contracts on behalf of Linda Wells.

### **P&A Committee**

Berta reported the P&A committee completed their final review of the draft 2016-2019 Area Plan on Aging. A summary, of the area plan changes dated September 2, 2015, was recently sent to the Advisory Council members.

### Advisory Council Action Requested

Berta asked the Advisory Council to approve the final draft of the 2016-2019 Area Plan on Aging. The Advisory Council approved the 2016-2019 Area Plan on Aging by a unanimous vote. The plan will be forwarded to the ADS Sponsors for adoption. The final plan is due to the State Unit on Aging on October 5.

Any questions regarding the draft Area Plan, should be directed to Karen Winston, at 206-684-0706 or email [karen.winston@seattle.gov](mailto:karen.winston@seattle.gov).

### **Advocacy Committee**

Mac reported:

### Senior Lobby Conference

The Senior Lobby Conference will be held on Wednesday October 28 and the Statewide Advisory Council meeting will follow on Thursday, October 29. Let Gigi know if you plan to attend either or both days.

### Advocacy Planning Meeting November

The November Advocacy Committee meeting will focus on planning for 2016.

### State

DSHS *does not* plan to advocate for an AAA case management decision package during the 2016 supplemental budget process. However, the W4A will make Case Management, Family Caregiver and pre-Medicaid programs a priority. Committee members agreed to thank legislators for the increase which will provide much needed stability, but will remind them the program needs to be sustained.

### Federal

1. Advisory Council members met with Representative Dave Reichert. As a result of the meeting and his interest in elder abuse issues, a follow-up meeting was scheduled between him and Maureen Linehan, ADS Director; Page Ulrey, and Amada Froh from the King

County Prosecutor's office; and Karen Heeney and Kathi Church ADS Elder Abuse Project staff. Congressman Reichert was very receptive during their discussion and their three asks:

- Support reauthorization of the Older Americans Act
  - Request a rule to have Victims of Crime Act reach more underserved people including elder abuse crime victims
  - Support the Elder Justice Act and ensure funding is available for elder justice initiatives.
2. Congress has until the end of September - the end of their fiscal year, to avoid a government shutdown. Legislators remain in a budgetary gridlock which has stalled progress on appropriations bills.

### Local

1. ADS agreed to co-sponsor a legislative forum with the Bellevue Network on Aging, the Kirkland Senior Council, Eastside Forum and the Senior Lobby. The event will be held on December 2 from 4-6 PM at the Kirkland City Hall. The main role for the Advisory Council is to participate. The forum planners are putting together a legislative agenda which will be sent to legislators from the 41st, 45th, 48th, and 1st districts ahead of the event.
2. AARP, the Bellevue Network on Aging and Senior Services and other organizations are working together to respond to United Way's funding cuts to senior programs.
3. On Monday, October 5th, the W4A is sponsoring an Agewave Candidate Forum along with the Southwest King County League of Women Voters and the Washington State Senior Citizens' Lobby. The event will be held from 7:00 – 8:30 p.m. at the Federal Way Regional Library – Meeting Room 1, 34200 1st Way South, Federal Way, 98003.

### Regionalism

On September 17 Maureen will give an update on the Area Plan on Aging to the City of Seattle Committee on Housing Affordability, & Human Services. She also had an opportunity to present information about the Area Plan to the City of Seattle planning and Design Commission where she received a favorable response including many questions and suggestions. Ava Frisinger's presentation to King County Health & Human service commission was also well received.

### AARP Conference call - Legislation upcoming session:

- 1 Care Act  
If passed hospitals will give patients an opportunity to designate a caregiver who will receive training on how to care for the patient before discharge. Some hospitals already provide instruction while others do not. The bills will assure the policy is consistent across all hospitals.
- 2 State Initiative 1366  
State Initiative 1366 sponsored by Tim Eyman is on the November ballot. The measure would decrease the state sales tax from 6.6% to 5.5 % or by approximately \$1 billion dollars if legislators do not vote to require a 2/3 majority for a tax increase. AARP opposes the initiative which places the state legislature in a difficult position balancing education services and other services.

### Other AARP Updates

1. Representative Ross Hunter resigned as a member of the State legislature and chief democratic budget writer to take an appointment as the Director of Early Learning. AARP has built a strong relationship with him and is concerned about this loss.
2. There is a rumor Rep Reuven Carlyle is planning to move to the Senate. He is a huge advocate for seniors and thoughtful about human service and aging issues.
3. Republican Senator Dammeier, member of the JLEC committee, was always passionate about senior issues, and will stay through 2016, then run for Pierce County Executive

### **State Council on Aging**

David Lord, Disability Rights Washington, led a discussion on guardianship and the continuum of supports. He gave good information about the current guardianship system, and described the type of system which should be in place to monitor guardians. He explained the difference between family guardians and professional guardians and the lack of follow-up with families. Diane gave an example of a personal situation in which there was no follow-up between the time the child was 9 months old and the age of 12.

### **NW Universal Design Council**

U.S. Access Board member Karen Braitmayer, FAIA, will address the Northwest Universal Design Council, Seattle Commission for People with Disabilities, and anyone interested in accessibility for all, at a public meeting on Wednesday, October 7, 2015 (12 noon–1:30 p.m.) in the Bertha Knight Landes Room at Seattle City Hall (600 4th Ave). The event will be co-sponsored by the Office of Civil Rights, and the Seattle Commission for People with Disabilities.

### **City of Seattle Update**

1. Tanya Kim, from Councilmember John Okamoto's Office reported the Housing Affordability, Human Services and Economic Resiliency Committee, will face a heated discussion about housing affordability. She invited the Advisory Council members to attend the September 17 Committee where Maureen Linehan will deliver a presentation on the Area Plan.
2. Councilmember Okamoto will speak at the MOSC October 15 coffee hour.
3. On November 24 a new City Council member will begin their new term replacing John Okamoto. John is racing to accomplish his priorities including finalizing the budget.

### **ADS Director's Report**

Maureen Linehan reported

1. The W4A is developing a strategy to advocate for additional case management funding during the 2016 supplemental budget process, even though DSHS made the decision not to add AAA case management to their budget decision package. Advocates may use the short 2016 session to continue to educate legislators about the importance of case management and other aging services. The Mayor is expected to write another letter to the Governor about the case management issue. ADS received an official invitation to regularly update the mayor's staff on the case management pilot projects to create efficiencies in the program, and update them on the development of state contract negotiation process.

2. The Seattle Planning Commission was very receptive to the Area Plan. According to Maureen they will make a good partner and have access to great resources.
3. The Sept 17 presentation to the Seattle Housing Affordability, Human Services and Economic Resiliency Committee is the last formal presentation before the Area plan is adopted. Maureen gave thanks to planning staff members who developed the Area Plan in collaboration with Advisory Council members by gathering information, completing surveys, and attending public meetings.
4. Mayor Murray will present his budget on September 28 on the Seattle Channel.
5. The Federal government is facing a shutdown if there is no continuing resolution at the end of September. Sequestration still affects many Older Americans Act programs though there has been some relief to nutrition programs.
6. Maureen Linehan, Page Ulrey and Amanda Froh from the prosecutor's office and ADS elder abuse staff Karen Heeney and Kathi Church were well received by Congressman Dave Reichert. His police background made him open and receptive to elder abuse issues.

#### **Announcements**

1. AARP will host a town hall public event with the city council members to do an education session about older adults on November 20. Mark your calendars
2. Federal Way - 30<sup>th</sup> District Legislative Forum will be hosted by the W4A, League of Women Voters and the Senior Lobby on October 5th at the Federal Way Library from 4-6 PM.
3. Leschi Community Council will host a Candidate Forum.

**NEXT REGULAR MEETING:  
November 13, 2015, Noon – 2:00 PM  
700 5<sup>th</sup> Ave, Room 4060  
Seattle, WA**

<http://www.agingkingcounty.org/advisory-council/>