

Age Friendly Coalition Housing Work Group, 10/12/18

SHAG Tukwila Village, 14350 Tukwila International Blvd, Tukwila

Minutes:

Intro to Age Friendly, the Age Friendly Coalition and the Housing Work Group

Introductions:

Sarah Demas, Age Friendly Coordinator.

Joanne Donohue, Sound Generations. Direct service connection, e.g. helping people find affordable housing. Increasing calls for housing help. Want to do more upstream work to stem to flow of calls to social workers for housing help.

Vicky, community member, invited by Denise.

Valerie Kendall, King County DCHS, lead staff to update consolidated plan.

Denise Malm. Social worker at Wallingford Senior Center. Created housing support group at Wallingford Senior Center. Housing touches everything I do.

Dorene, Rebuilding Together Seattle. Free home repairs for owner-occupied homes.

Caleb Marshall, Rebuilding Together Seattle. Focused on helping people stay in their homes. Shifting from one-off projects to focusing communities with increasing poverty and decreasing homeownership.

Valerie Thiel, Sage Architectural Alliance. Do a lot of senior housing. Built an ADU in her own basement. Cohabiting is a great tool to help support older adults. Helped with affordability. That approach worked for me. ADU is win-win. Lots of people are doing ADUs or renting rooms in their houses.

Loren Tierney, HDC. Staff liaison for Senior Housing Affinity Group.

Karen Lucas, SHAG. Host for today's event. July 21st, grand opening of Tukwila Village Community Center. 300 affordable units of senior housing. BUT...they are 60% AMI buildings. Majority is 50% to 60%, but SHAG is going to the 60% level in order to sustain operations. Trying to figure out the right mix. Fixed incomes are not keeping pace with rent increases. Assisted Living is not the solution (too expensive, and not all residents are in need of that level of care). SHAG is the "ultimate donut hole." Very narrow window of eligibility/affordability. Rent over \$1100/mon here for one-bedroom.

Jon Morrison Winters, Aging and Disability Services Planner, work areas include Housing and Transportation.

Brent Butler, Age Friendly Program Manager. How do we implement the recommendations of the plan? Certified planner. Working to advance age-friendly.

Proposal for group structure and expectations, first 4-6 months (by Feb 2019):

- Monthly meetings (90 minutes)
- Rotate location – meet in different settings, different parts of King County and Seattle.

- Facilitation team will set the agendas for our meetings. **Looking for 1-3 people who want to help build agendas, lead the group.** Will have ongoing staff support from Jon and/or Sarah.
- Select a project and get started on a project plan.
- Connection to Age Friendly Coalition – group will report out on our work at Coalition meetings, can be done by staff if needed.
- Staff role: This is a community work group. Staff role is to help convene, support, take minutes, help liaise with other groups and connect to other housing work, but this is your group to do with as you see fit.

Cross-walking the Age Friendly Action Plan goals and Age Friendly Housing study recommendations:

Jon went over recommended project list. These are projects this group might be well-positioned to take on:

- Advocate for senior housing in transit-oriented development (TOD)/ land use plans. This and the next project are both advocacy projects. There are a lot of organizations that do housing advocacy, so there is not necessarily a gap in this area, however, one potential gap is advocacy at the local level. This project would entail coordinating with local governments who have jurisdiction over land-use decisions, including planning for transit station areas.
- Advocate for increasing the income level for property tax exemption. This second advocacy project would involve supporting existing advocacy in the area of expanding the state property tax exemption and deferral programs.
- Support/promote accessibility information being included on MLS for home sales (work in partnership with NW Universal Design Council). We would need to reach out to Universal Design Council members who are working on this project to determine exactly what might be needed.
- Promote home-sharing programs. There is a new partnership of Phinney Neighborhood Association and SilverNest.com. We could learn more about this partnership and determine whether there are ways to promote home-sharing as an affordable housing strategy.
- Rural age-friendly projects. This was identified as a gap, because many current services and housing development are focused in the most urban neighborhoods. Older adults in suburban and rural areas could benefit from housing support. Promote home-sharing programs (silvernest, other screening/matching programs for roommates)
- Rural age-friendly projects (connect with rural senior centers, other existing programs, encourage density)
- Research
 - Villages (consider affordability) – this could align with the King County Veterans, Seniors, and Human Services Levy work in the area of promoting Villages. Develop age-friendly housing toolkits for developers
 - Create and share a visitability report
 - Explore incentivizing accessible housing (policy, housing code)
 - Identify best practices and barriers around ADUs and small-scale development
 - Ways to make Villages more affordable
 - Feasibility study/other research on intergenerational housing

Other research projects were discussed. Despite having great new research, such as the Moving Toward Age-Friendly Housing in King County report, there is still a lot we don't know about what actions or policies would best support age friendly housing, so more research is needed.