

SAN LUIS OBISPO COUNTY COMMISSION ON AGING

www.slocounty.ca.gov/coa.htm

Meeting Date: Friday, November 20, 2015 **Time:** 10:00 am - Noon
Place: Veteran's Memorial Hall
801 Grand Avenue
San Luis Obispo, CA 93401

Please RSVP to Chair by email or 235-5779, if you are unable to attend this meeting.

PHOTO OPP for those members present at 9:45am. Group picture for Christmas letter and Rack Card.

10:00 am Call for a Quorum

Call to Order

- Flag Salute
- Roll Lists
- Approval of October Minutes (November Minute Taker, Marilyn)
- Approval of Agenda
- Public Comment (2 minutes)

Introductions: Guests & Members; Agency introductions & updates; Guest Comment (2 min)

Presentation: **Senior Housing on the Central Coast from the Home Builders' Perspective.** Conversation with Jeff Eckles, Exec Director of Home Builders Association of the Central Coast, and Chris Skiff, Manse on Marsh developer.

Unfinished Business:

- Nominating Committee: **ACTION** item: Vote for 2016 Officers. Candidates Kathleen Bellefontaine for Chairperson and Marilyn Hamilton for Vice Chairperson.
- COA Survey of County Seniors. To do or not to do?
- Committees:
 - Purpose of **Outreach Committee:**
 - SLOCOA WILL INCREASE AWARENESS ON CRITICAL ISSUES FACING AN EVER EXPANDING SENIOR POPULATION THROUGH COMMUNICATION AND ADVOCACY WITH PRIVATE AND GOVERNMENT SECTORS; AND FORMING PARTNERSHIPS WITH SERVICE ORGANIZATIONS TO COMMUNICATE INFORMATION ON AVAILABLE SENIOR SERVICES.(revised 10-18-15 Clough)
 - **Speakers Bureau** as a Referral Service will be put on hold while we experiment with becoming the PROVIDER of presentations that convey the needs of our County Seniors. (Suggested by Rick Cohen) **ACTION** item: Vote to put SB on hold.

New Business:

- Proposed Mental Health Inpatient Treatment Beds in Templeton
ACTION item: Letter representing the Commission on Aging's support for additional Mental Health beds in the County to be sent to the SLO County Planning Commission for their December meeting and to the Board of Supervisors. ([Letter attached](#))

Member Reports/Updates

- Chair Updates
- Member Reports
- Q&A re: Scams

Concerns/Questions: Members and GUESTS

Other Announcements:

Next Meeting: January 15, 2016

SLO COUNTY COMMISSION ON AGING

Veterans Memorial Hall

801 Grand Avenue

San Luis Obispo

Minutes November 20, 2015

Members Present: Anita Shower, Alice York, Judy Mishoulam, Maryanne Zarycka, Kathleen Bellefontaine, Myra Lathrop, Marilyn Hamilton, Esmeralda Garcia, Brittany Carraway, Tina Solomon (Senior Nutrition), Karen Jones, Julie Cox, Peta Rimington, Leonard Milstein, Roger Randall, Tom Clough, Rick Cohen

Absent: Shirley Summers, Marie Pounders, Angela Viles

Guests: Fiona Phillips (PSHH), Louis Justice, Sara Sanders (Rideshare), Sally Kruger (Village Movement), Martin Meltz, Sam & Shirley Mednick, Shari Bone, Cindy Absmeier, Rose J. Aeck, Maggie Maly

Quorum Established:

Call to Order: 10:05 am (following photo session for new rack cards). Flag Salute. October Minutes and Agenda approved.

Public Comment: none

Introductions: Sara Sanders (Rideshare) announced that the Coordinated Transportation Plan can be reviewed on line at knowhowtogoslo.org and any comments can be emailed to her at ssanders@rideshare.org.

Presentation: Jeff Eckles, Exec. Director of Home Builders Association of the Central Coast, and Chris Skiff, developer of the Manse on Marsh spoke about Senior housing on the Central Coast from the perspective of the Home Builders Assn. Jeff represents over 100 Builder & Associate members in San Luis Obispo and Santa Barbara Counties and the elderly and seniors are only one part of the community who can't afford housing. Affordability has become a community wide problem. Starter homes in both counties can cost more than \$600,000 and present a special challenge for seniors on fixed incomes. Affordability of housing is factored on two components: the price of a home and the income level of the buyer. One way of increasing affordability is to increase incomes so families can afford the home and the other is to contain the cost of homes. There is a severe need to find funding sources for affordable housing. The state is one source, but California has accomplished its budget surplus partially by reducing the funding available for housing and transportation. Support levels from the state have diminished considerably. A local source of affordable housing funding is inclusionary fees on developers where typically 15% of a development is mandated to contain units for low income or very low income. An example of how it works is that of 100 homes built by developers, 15 are set aside for low income or very low income, or the developer may pay into an "in lieu" fund if the inclusionary units are not built within the development. Ultimately these costs are passed on to the 85 other new home buyers so that the development pencils out economically. The Building Industry is actively seeking additional sources of affordable housing funds and looks for two characteristics of a healthy funding source: 1 – a broad base of the funding source that allows the greater community to absorb costs, as opposed to heaping the costs upon the backs of market rate new home buyers, and 2 – permanence in funding sources. "

Chris Skiff – Developer of the Manse on Marsh has built senior apartments and housing for 29 years. There is more difficulty for developing senior housing as there are more costs for builders. Mr. Skiff says all senior housing is subsidized or else expensive. One positive solution could be a change in government policy. To be affordable there needs to be higher density housing per acreage. Increased density on less land reduces cost for builders. But fees, as they are now, are higher for the higher density. Example is that if you have half the square footage the fees are higher than a single family home with more square footage because the fee schedule is regressive. A 500 sq. foot apartment pays four times the fees per square foot of a \$1 million home. It is also expensive to build 3-4 story structures due to earthquake standards, etc. The fee structure is prohibitive. There is a need for affordable work-force housing as well and subsidized housing takes political will. Where is the money? The marketplace is a good place to start and changes in government regulations and fee structure is needed.

Bruce Gibson, who attended the meeting as a guest, commented that while policies and regulations in the past have been set up to encourage affordable housing of a certain density, some elected officials have not had the political will to approve them.

To advocate, the Speakers encouraged the Commission on Aging to add their voice to the discussion with government and community entities for the need for reasonable regulations for senior housing and how the marketplace could reduce fees. Also, join force with Homebuilders Association!

Unfinished Business:

- A motion to accept the **slate** of officers for 2016 i.e. Kathleen Bellefontaine, Chair and Marilyn Hamilton, Vice Chair was passed. Julie Cox was introduced as a new member representing the AAA Board to the Commission. Julie spoke briefly about her interests.
- COA **survey** of County seniors, i.e. “to do or not to do”, was discussed. Comments about surveys done by AAA, SLO Village Movement and SLO Action for Healthy Community Survey (Vital Signs) were offered by members and guests. Consensus of membership present is that COA partnering with other agency surveys at a future time would be preferable to being the initiator.
- **Committees:**
 - Tom Clough spoke about the “Purpose” statement (printed on the Nov Agenda) that he composed for **the Outreach Committee**. He emphasizes the importance of the Commission’s role to articulate the issues of seniors in a proactive way. “SLOCOA will increase awareness about critical needs of an ever expanding senior population through communication and advocacy with private and government sectors; and forming partnerships with service organizations to communicate information on available Senior services.” Member discussion supports this statement.
 - **Speakers Bureau** –Will keep Speakers Bureau List of topics on our website but will not distribute flyers at this time due to lack of enough members to support the duties. Roger believes that the SB is an important COA service to community and encouraged members to keep the potential to revitalize the SB in the next fiscal year.

New Business:

- Marilyn Hamilton moved to accept the draft letter from the COA to the Planning Commission and the Board of Supervisors to support need for additional Mental Health Inpatient beds in the County. The draft letter was emailed to all members more than 72 hrs before this meeting. The motion passed and letter will be mailed shortly.

Member Reports and Updates:

- **Chair Report:** Announced unwanted medications can be mailed for safe elimination in postage paid envelopes found at pharmacies. Described her personal **Robo Call complaint** sent in to Lois Capps. Encouraged members to report unwanted and harassing calls to Federal Trade Commission at **888 382-1222 or online at <https://complaintsdonotcall.gov>**.
- **Member Reports:**
 - * Brittany gave an update on AB1335 – the Building and Homes Act is delayed.
 - * Peta brought up that pharmacies are placed in the back of building, requiring disabled to walk a distance and that no wheel chairs are available for disabled. COA members could advocate with pharmacies.
- **Scams-** Kathleen indicated a new scam that came to her email. It appeared to be from her Charter Administrator saying that to revalidate her account and upgrade the “New Month spam version” they needed user name, passwords, etc.

Concerns/Questions/Advice:

- * Maryanne Z. talked about scam type calls that her client’s receive in their homes while she is present. Recently, one to a client from an alleged health care agency regarding a machine for diabetes, then asking for her Medicare #, Address, etc.
- * Judy M. has advice for those who reach the “donut” hole. She contacted the drug company directly and received a 3 month supply free of charge.
- * Anita described how long it takes to have an elevator repaired in your home or apartment. There are only two repairmen for the County and they have a backlog.

Meeting was adjourned at 12 noon.

Minutes submitted by Marilyn Hamilton and reviewed by the Chair