



November 16, 2016
2:30 – 5:30 p.m.
Hotel Corque • 400 Alisal Road • Solvang, CA 93464

MINUTES

Attendance: Rebecca Benard, Hillary Blackerby, Ashley Costa, Arlene Diaz, Doreen Farr, Jennifer Griffin, Suzanne Grimmersey, joyce ellen lippman, Patricia Low, Mary Lou Parks, Erin Weber, Phylene Wiggins, Ellen Willis-Conger

Special Guests: Ellen Albertoni, Solvang Senior Center; Ruth Corona, County of Santa Barbara District Attorney; Rigoberto Gutierrez, Housing Authority of the City of Santa Barbara; Vicki Johnson, County of Santa Barbara District Attorney; Dinah Lockhart, County Housing and Community Development; Glenn Novack, Moving Miss Daisy; Janet Olivera, Solvang Senior Center; Landa Parisi, Solvang Senior Center; Alice Villarreal Redit, Housing Authority of the City of Santa Barbara; Sanford Riggs, Housing Authority of the County of Santa Barbara; Kenneth Triguero, People's Self Help Housing; Chris Tucker, Garden Court and Gardens of Hope

Staff: Barbara Finch and Gloria Munoz

1. Welcome & Introductions

Supervisor Doreen Farr opened the meeting and introductions were made.

2. Public Comment

Rebecca Benard announced that Visiting Nurse & Hospice Care of Santa Barbara has hired a Public Health Nurse (PHN) and she will be on board on December 1st. This PHN is the person that is under contract with them through the County.

Vicki Johnson introduced Ruth Corona, Victim-Witness Assistance Program Advocate at the County of Santa Barbara District Attorney's Office. Ruth is bilingual and she will be working both North and South County.

Supervisor Farr had the following announcements:

- It was concerning that there was little to no discussion at the presidential level about Medicare, social security, the silver tsunami, and all of the needs that are already not being met. She mentioned needing to look at our own local level and resources and what we can do to assist and mitigate the concerns that are seen in our own community.
- Supervisor Carbajal was successful in his bid in Congress. The Adult & Aging Network should feel free to communicate any issues that they see on the local and national levels and have him carry that forward.
- Joan Hartmann has been elected to replace Supervisor Farr. The Board of Supervisors will do their official swearing on January 10th where they will also make appointments to various Boards and Commissions, including this one. In the past, people have

Public Comment (continued)

- lobbied Supervisors if they have wanted them to be particularly interested in certain topics or areas. This group shouldn't hesitate to do that.

3. Approval of Minutes, September 28, 2016

joyce ellen lippman motioned to approve the minutes from September 28, 2016; Hillary Blackerby seconded the motion and the minutes were approved unanimously.

4. California Community of Constituents Initiative AAN Regional Coalition Update

Jennifer Griffin reminded everyone that the Central Coast Long-Term Services & Supports Coalition and the Santa Barbara County Adult and Aging Network have merged to become the local LTSS coalition connected to the California Community of Constituents and the SCAN Foundation. At the last meeting, the members voted to go forward with having an electronic document be sent out that will communicate state and federal information to stakeholders. Jennifer distributed a template that was created in the last month (see attached) and they want to come up with a Work Group to solidify what the newsletter will look like for our coalition. They are talking about having this newsletter twice a year. Rebecca Benard volunteered to be in this Work Group. If anyone else wants to be in this Work Group, please talk to Barbara or Gloria.

5. World Health Organization and AARP: Housing Criteria for Age-Friendly Communities

Barbara went over the Housing Guidelines for Age-Friendly Communities (see attached). The AARP is very active nationally and they have linked up with the World Health Organization's Global Network of Age-Friendly Cities and Communities. The AARP Livable Communities is an initiative that is designed to raise awareness and drive change, educate and inspire action, improve quality of life in 8 domains of livability, and share knowledge to drive policies and practices. They support the efforts of neighborhoods, towns, cities and counties to become great places for people of all ages. Barbara introduced the following panelists: Alice Villarreal Redit, Housing Authority of the City of Santa Barbara, Sanford Riggs, Housing Authority of the County of Santa Barbara, Kenneth Triguero, People's Self Help Housing, and Chris Tucker, Parsons Group Inc. and Garden Court/Gardens of Hope.

6. Santa Barbara County's Senior Housing Crisis

- How are local entities addressing the needs?
- Who is working on long-term solutions?
- How can AAN be supportive?

Kenneth Triguero stated that People's Self Help Housing is a local community based non-profit that has been around since 1970. They work in San Luis Obispo County, Ventura County and Santa Barbara County. Over the years, they have developed about 47 properties and they average around 40 units each. They have a home ownership side and a rental side, in which they house about 5,000 residents every night. Kenneth stated that what they think is good about their model is that they stay with the project all the way through, which includes buying the land, hiring architects and engineers to design the project, arranging all the financing, etc. Along with this, they also provide services to the residents. A lot of this is around youth education programs and supportive services.

Chris Tucker mentioned that Garden Court is a very low income community for seniors that are frail. They provide housekeeping, meals, transportation, activities, 24-hour security, and health advocacy. They also benefit by plugging in local services such as Visiting Nurse & Hospice Care, Doctors Assisting Seniors at Home (DASH), and In-Home Supportive Services

Santa Barbara County's Senior Housing Crisis (continued)

(IHSS). He added that they just finished their 15 year compliance period with the federal tax project that allowed them to be built. The new program that is coming forward is Gardens on Hope. It is 89 units and is on 51 S. Hope Avenue. They are just starting a fundraising cycle and are hoping to break ground in August. They have 753 people on the waitlist for Garden Court. Chris added that they really do benefit from the collaboration of existing agencies that partner with them.

Alice Villarreal Redit stated that the Housing Authority of the City of Santa Barbara manages and owns about 1,200 affordable housing units. Their larger program is the Housing Choice Voucher Program (formerly called the Section 8 Program) and they have 2,400 vouchers. All of their apartments are within the City of Santa Barbara city limits and about 1/3 of their units are designated for seniors. They are currently in pre-development on three properties:

- Gardens on Hope – This will be managed by the Parsons Group Inc.
- Grace Village – Due to break ground in January. This was the former Grace Lutheran sanctuary and it was gifted to the Housing Authority. It will be about 57 affordable housing units.
- 813 E. Carrillo – This will be about 18 permanent supportive housing units for chronically homeless veterans. It is the first of its kind in the City of Santa Barbara.

Alice added that they contract out for a lot of their services. They have a supportive services program and they contract out with New Beginnings as well as a licensed MFT and a half-time case manager that serve their residents. She added that they are a very collaborative agency and they interact with all of the public agencies.

Sanford Riggs stated that they have about 3,700 vouchers in the Section 8 Program in the Housing Authority of the County of Santa Barbara. In addition, they have about 1,300 affordable units and some of these include public housing and tax credit units. As part of tax credit housing, there is a mandate for supportive services and they partner with a lot of organizations for this.

Ashley Costa mentioned that the Lompoc City Council voted 4-0 to not approve the move of converting one of Lompoc's largest apartment complexes into a "low-income affordable" community. She asked if the political climate is ever a challenge for them in building, even though there is a need, and how they overcome that. Sanford mentioned that local and political support from the county is very important because frequently nimbyism affects development of low-income housing. Kenneth added that Peoples' Self Help Housing does outreach beforehand because it helps when other people in the community are part of the outreach. They try to overcome the objections before they get to a hearing and one of the ways they do this is by taking as many folks as they can to actual property sites and showing them what they are proposing. They also have them talk to the neighbors.

Alice shared that folks pay 30% of their adjusted monthly income towards rent in conventional public housing in Section 8. She added that most of the new developments are under the low income tax credit program. Rent is about \$400 - \$700. There are 7,000 people on the waiting list for Section 8 and another nearly 7,000 on public housing. She added that about one third of these are disabled, one third are seniors, and one third are families.

Santa Barbara County's Senior Housing Crisis (continued)

Chris mentioned that those with an annual income over \$26,300 are not eligible for Garden Court. They must be over 62 years of age and currently the average age is about 79. Supervisor Farr mentioned that many people, including some elected officials, associate affordable housing with overcrowding and crime. She suggested that affordable senior housing may be an easier sell because it doesn't raise the same concerns like enough parking, traffic, impacted schools, etc.

Joyce Ellen asked the panel how they see Santa Barbara County's housing situation in 20 years. Kenneth mentioned that In-Lieu Fees are an important local source of funding that is locally controlled. When a market rate residential development goes in, there is an inclusionary policy that requires developers to contribute to affordable housing. They can either include a component of affordable housing in their project or pay a fee in-lieu of providing affordable units. The County keeps fees in a fund and developers of affordable housing can apply to get these funds. It is not more than 10% of a project but it is an important leverage piece that then allows them to get the tax credit financing and private investors. Alice added that Santa Monica approved a half a percent sales tax that stands to generate 16 million in revenue. Our CEO has mentioned that if Santa Barbara ever wanted to do something similar, it might raise one or two million.

Barbara asked if anyone is aware of other sister counties that have similar resources and how they are addressing housing issues. Kenneth has heard that several counties are planning ballot majors locally for raising money specifically to go to this type of housing. Supervisor Farr went over the following suggestions:

- Hang on to what we've got. She mentioned that Santa Barbara used to have boarding houses where people could go and stay for different periods of time. When those went away, people didn't have anywhere to go. She added that we have to figure out how not to make the problem worse because it can get worse.
- Sanford stressed the importance of the Voucher Program and the low income housing tax credit project
- Mobile home parks. This is the one of the types of housing that is the most affordable to people but this isn't the type of housing that people are trying to build.
- Get creative and look for partnerships.
 - Reach out to faith communities (may have properties or land)
 - School districts (may have land)
 - County cities (may have surplus land)
 - Central Coast Collaborative (C3H)
- Funding at local level is important.
- Advocacy
 - No better advocacy for seniors than seniors
 - Build relationships with senior centers
- In-Lieu fees
 - Staff person from County Housing of Community Development takes In-Lieu fee Board Letter to the Board of Supervisors every August. The BOS reviews adjusting these fees based on the cost of the sales of property throughout Santa Barbara County
- Affordable Housing Taskforce
 - Meets quarterly and nonprofit and for profit developers attend

Santa Barbara County's Senior Housing Crisis (continued)

Barbara asked the group for their thoughts on how the network can make a difference and where they should be focusing their energy. Alice responded that they will continue to put out calls of action when different issues come up and also suggested adjusting expectations. She mentioned that there's not enough subsidy to go around and they will try working more aggressively with the private landlord community. Sanford encouraged organizations to contact either the County or City Housing Authority when opportunities of properties come up so that they can take a look at it. They are always looking for opportunities to expand affordable housing.

7. AAN Priorities for meetings in 2017

Barbara opened up a discussion to the group about what they would their focus to be in 2017. The following suggestions were made:

- Have an update presentation to the Board about ongoing needs and accomplishments.
 - Maintain or increase level of services – PHN, transportation, food
 - Schedule presentation before the budget workshops
- joyce ellen will keep us updated with AARP and advocacy training workshops
- Senior Advocacy Day in May at the Capitol
- Supervisor Carbajal could be a great resource
- Have an ad campaign about critical issues
- Have someone from AARP at the state level come to present at a future meeting
- Continue to bring information from The SCAN Foundation back to the group
- Pay attention and keep communication strong

8. Updates and Announcements

- joyce ellen lippman distributed a Caregiver Resource Guide that a collaborative in Santa Maria prepared. She hopes to develop this tool for each of the communities.
- Barbara thanked Hillary Blackerby for so many years and congratulated her on her new position with the Metropolitan Transit District; thanked Erin Weber for her dedication and help with all of the projects that AAN took on; and thanked Supervisor Farr for her support of senior issues and all the hard work she has done for our community.

9. Celebration and Appreciation of Co-Chairs Supervisors Doreen Farr and Salud Carbajal

10. Adjourn – Next meeting January 25, 2017

The meeting adjourned at 5:26 p.m.

Respectfully submitted by Gloria Munoz

From: danderson@ilrc-trico.org
Subject: MailChimp Template Test - "SB Draft Prop 2"
Date: November 16, 2016 at 11:49 AM
To: jgriffin@ilrc-trico.org

DA

Nov. 2016 Long-Term Services and Supports Policy Update

[View this email in your browser](#)



The [Santa Barbara County Adult & Aging Network](#) is a member of [The SCAN Foundation's Community of Constituents initiative](#), which is a statewide movement to transform the system of long-term care so that all Californians can age with dignity, choice, and independence. The Community of Constituents Includes the Sacramento-based [California Collaborative on Long-Term Services and Supports](#) and 21 county-based regional coalitions. Together, we are working to improve health care and supportive services for older adults and people with disabilities.

The purpose of this update is to give Adult & Aging Network members brief highlights on what [we and our/our] Community of Constituents partners in Southern California are working on this quarter.

Aging & Adult Network Updates

[insert local updates if needed/redirect to another publication/delete if unnecessary]

[California Collaborative Updates](#)



- [Justice in Aging's Advocates Guide to California's Coordinated Care Initiative](#)
- [Mental Health, Autism, and Long-Term Services and Supports in the Democratic Party Platform](#)

Community of Constituents Partner Updates

[Los Angeles Aging Advocacy Coalition](#)

The Los Angeles Aging Advocacy Coalition finalized its 2016-17 Policy Agenda and Communications Plan. The Coalition also continued its successful partnership with Justice in Aging, organizing a Coordinated Care Initiative Provider Training and in collaboration with LA Care and Health Net developed a two-page flyer to elevate the benefits of care coordination in Cal MediConnect. The flyer will be distributed through Meals on Wheels in six languages (English, Chinese, Spanish, Armenian, Korean, and Russian).

[Inland Empire LTSS Coalition](#)

The Inland Empire LTSS Coalition finalized their 2016-17 policy agenda and communications plan. As part of this process, the Coalition received a three-part policy training series developed in partnership with Loma Linda University Institute for Health Policy and Leadership. A new Public Policy Committee was established, which is planning a Senior & Caregiver Town hall and Resource Fair on November 9th. The event will be co-hosted with Senator Connie M. Leyva, Assemblymember Cheryl Brown, Fifth Street Senior Center, Regal Medical Group, and Department of Health Care Services.

[Independent Living Workgroup of Kern County](#)

This fall, the Coalition extended an invitation to the Medical / Mental Health Discharge Working Group of the Kern County Homeless Collaborative. The intent is to work in conjunction to support seniors

[Orange County Aging Services Collaborative](#)

The Orange County Aging Services Collaborative supported CalMediConnect passive enrollment by creating a consumer flyer and held a [Coordinated Care Initiative](#)

to work in conjunction to support seniors and individuals with disabilities (homeless or not) to live as independently as possible, to promote healthy aging and community involvement, and assist family members by working together to recognize gaps, minimize duplicative services, and maximizing resources regarding long-term services and supports.

Central Valley LTSS Coalition

The Central Valley Coalition continues to expand its core membership and is rescheduling coalition meetings to take place after the monthly Community of Constituents Calls.

Ventura Hospital to Home Alliance

The Ventura Coalition developed an article series that will be featured in local media, as well as on member websites, to raise awareness about the Coalition's work. The Coalition also applied to participate in the Hospital Association of Southern California's Person-Centered Care Initiative.

To get involved or to learn more about the [Santa Barbara Adult & Aging Network](#), visit our [webpage](#) or contact us!

Jennifer Griffin
Business Manager, Independent Living Resource Center
jgriffin@ilrc-trico.org
805-45-5208

held a [Coordinated Care Initiative](#) Town hall in collaboration with the OneCare Connect Communications Workgroup and Harbage Consulting on July 20th. Additional town halls are in development for early 2017 targeting Vietnamese and Korean communities. The Coalition is in final planning stages to release their Fall e-newsletter and hold a town hall, titled "Caring for Others, Caring for Self," on October 21st.

San Diego Long Term Care Integration Project

The San Diego Coalition continues to join the bi-monthly CA Collaborative conference calls, providing updates and feedback on [Coordinated Care Initiative](#). In coordination with the Administration for Community Living, the Coalition merged the brokerage model, developed as part of the 2014-15 grant-cycle, with the County's Aging and Disability Resource Connection program. The new program, "Live Well Care Connections," is being piloted as part of the [NCQA Case Management Accreditation](#) product roll-out.

Barbara Finch
Child & Adult Network Director, Santa Barbara
County Department of Social Services
b.finch@sbcsocialserv.org



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How to Make a Donation

Peoples' relies on donations from individuals, businesses, foundations, and the community to continue to provide our much-needed services to the community. You may make a tax-deductible gift via check, credit card, email, or on-line at www.pshhc.org/donate. Gifts of stock and real estate are also appreciated.

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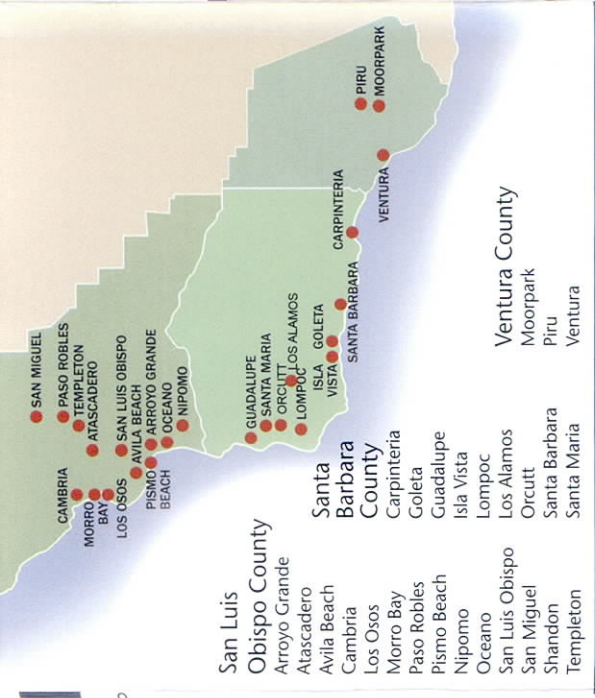
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Improving Lives.**

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Opening Doors. Building Neighborhoods. Improving Lives.



Mission Statement

The mission of Peoples' Self-Help Housing is to provide affordable housing and programs leading to self-sufficiency for low-income families, seniors, and other special needs groups on California's Central Coast.



Proven Results Since 1970

Peoples' Self-Help Housing (PSHH) began in 1970 as an affordable home ownership program, assisting people to construct their very own home. In the 1980's the organization began to acquire and build affordable rentals for low-income households. To date PSHH has created affordable housing opportunities and self-sufficiency programs for low-income families, seniors and individuals with special needs in over 25 communities. Currently, we serve over 4,000 persons in our rental properties located in San Luis Obispo, Santa Barbara and Ventura counties. PSHH has:

- Developed, owns and manages over 1,350 affordable apartments.
- Assisted over 1,150 low-income families build their first home.
- Received national and local awards for our innovative development of well-designed affordable housing.

Peoples' Self-Help Housing Programs

Self-Help Home Ownership (SH) PSHH helps low and moderate income families realize the American dream of homeownership through a sweat equity program, supervised by PSHH construction staff.

Affordable Rental Housing PSHH provides affordable rental housing to households who meet low income requirements and other applicable criteria, based on property location and funding sources. In addition, a variety of services are available at each property, such as adult and youth education, health and supportive services, and senior programs.

Supportive Housing Program (SHP) SHP is a free case management and social services program offered to residents to assist them in gaining access to needed community services or provide direct "hands on" assistance. The program is provided by master level clinicians supervised by a licensed clinical social worker, and its goal is to ensure that residents live stable, independent lives.

Youth Education Enhancement Program (YEEP) The mission of the youth education program is to close the achievement gap by providing low income children with opportunities to develop skills and competency in an environment that values the love of learning and achievement. PSHH offers free after school education programs on site at its larger rental complexes for K-8 students. Educators and volunteers focus on improving student literacy, English, and math skills.



Housing Counseling (HC) This program includes Foreclosure Prevention and First Time Homebuyer Education by Peoples' HUD-approved housing counselors who provide free seminars and individual counseling for first time home buyers as well as homeowners at risk of losing their homes to foreclosure.

How You Can Help

Cash Donations
Your tax deductible contribution provides affordable housing, education and self-sufficiency programs for low-income households.



In-Kind Donations
New donated items for our households are appreciated. We need "move-in" necessities, including cleaning supplies, blankets and linens. Gift cards, school supplies, computers, and other educational supplies are always needed.

Gifts of Stock or Real Estate
Gifts of appreciated stock can be donated directly to PSHH. Contact our offices to make the transfer. Real estate may also be donated for possible development or as a tax-deductible gift.

Volunteer
Volunteers are critical to our organization. There are many ways to get involved including after-school homework assistance, mentorship, special events, office support, assisting at self-help home construction sites, and data entry.

To volunteer please call the PSHH office nearest you. Phone numbers are on the reverse.



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Peoples' Other Programs

AFFORDABLE RENTAL HOUSING PSHH provides affordable rental housing to households who meet low income requirements and other applicable criteria, based on property location and funding sources. In addition, a variety of services are available at each property, such as adult and youth education, health and supportive services, and senior programs.

HOC

HOME OWNERSHIP COUNSELING

This program includes Foreclosure Prevention and First Time Homebuyer Education by Peoples' HUD-approved housing counselors who provide free seminars and individual counseling for first time home buyers as well as homeowners at risk of losing their homes to foreclosure.

SH

SELF-HELP HOME OWNERSHIP

PSHH helps low income families realize the American dream of homeownership through a sweat equity program, supervised by PSHH construction staff.

YEPP

YOUTH EDUCATION ENHANCEMENT PROGRAM

The mission of the youth education program is to close the achievement gap by providing low income children with opportunities to develop skills and competency in an environment that values the love of learning and achievement. PSHH offers free after school education programs on site at its larger rental complexes for K-8 students. Educators and volunteers focus on improving student literacy, English, and math skills.



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Peoples' Self-Help Housing is a non-profit charitable organization, donations are tax-deductible as allowed by law.

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For more information about the PSHH Supportive Housing Program call:

Supportive Housing Program
(805) 699-7232 in Santa Barbara County or
(805) 540-2498 in San Luis Obispo County

The counseling services, lending products, affordable housing and other forms of assistance that may be offered by Peoples' Self-Help Housing, its subsidiaries, affiliates, directors, officers, employees or Peoples' services may be also offered by other providers and residents are under no obligation to accept Peoples' services.



SHP



SUPPORTIVE HOUSING PROGRAM



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Home Matters.

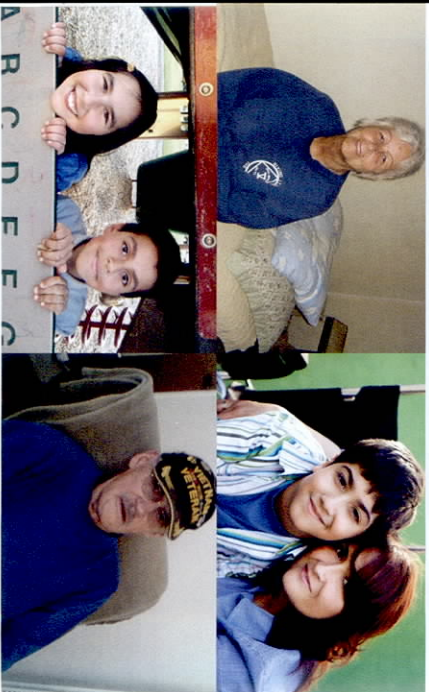
SELF-HELP HOUSING PROGRAM



SHP

Supportive Housing Program

The Supportive Housing Program (SHP) is a social services program which is offered free to Peoples' Self-Help Housing residents. SHP clinicians help residents gain access to community services or provides direct "hands-on" assistance. The program's goal is to ensure that all residents, including those who are transitioning from homelessness to permanent housing, live stable, independent lives.



Peoples' Self-Help Housing (PSHH) recognized that our work is more than building quality affordable rental housing; it is also about providing our residents with the opportunity to access needed health and social services in order to stabilize and improve the quality of their lives.



What PSHH residents say about SHP services:

"I never imagined a program like this existed!"
"You are the first counselor who has ever really listened to me, or helped me."
"With your help I finally have a doctor I can go to."

Peoples' Self Help Housing rental housing residents are eligible for SHP services. Access to supportive housing services is free, confidential and voluntary. Tenants are encouraged to utilize SHP whenever needed by contacting SHP directly or a property manager.

San Luis Obispo County (805) 540-2452 or
Santa Barbara County (805) 699-7220

Serving San Luis Obispo, Santa Barbara, and Ventura Counties



www.pshhc.org

What The Program Does

- Arrange for services to be provided at a resident's home to keep him/her housed and living independently.
- Help individuals transition from homelessness.
- Help obtain health insurance as applicable.
- Assist in locating and utilizing community resources and programs.



SHP Staff

- Host health education and related programs/workshops for tenant groups.
- Arrange housekeeping services for seniors.
- Provide assistance with children's behavioral challenges.
- Facilitate conflict resolution as needed.
- Assist with budgeting and dealing with financial hardship.
- Provide individual and family counseling.
- Help obtain Section 8 Vouchers and other rental assistance when available.
- Assist residents with maintaining stable and affordable low-income housing.