

South Bay Cities Council of Governments

Senior Services Working Group Meeting Notes

Tuesday, October 5, 2021 @ 9:30 am, Zoom Meeting

Link to Meeting Video: [OCTOBER 5, 2021 MEETING VIDEO](#)

1. Welcome

Elected officials/representatives in attendance:

Council Member Huff, Chair (Rolling Hills Estates, H.E.L.P); Janet Turner (Representative Congress Member Ted Lieu); Moises Aglipay (Representative Assembly Member Gipson); Erick Ponce (Representative Assembly Member Muratsuchi)

Others in attendance: Carol Kitabayashi, (Westside Pacific Village); Douglas Look (LOOK Systems); Jeannie Naughton (Rolling Hills Estates); Melissa Andrissi-Sobel (BCHD); Amanda Valorosi, Cac Le (Carson); Diane Brown (Hawthorne); Kambria Vint (Hermosa Beach); Claudia Lopez (Lawndale); Leticia Moreno-Paz (Lomita); McKenzie Bright (Rancho Palos Verdes); Mayra Gomez, Michelle Pinedo (Redondo Beach); Anita Chun (Torrance Memorial); Teri Neustaedter, Harriet Chase (League of Women Voters Beach Cities); Monique Sugimoto (Palos Verdes Library District); Ana Abril-Urias, Courtney Reed (PATH); Karen Pryor (Priority Lending); Jonathan Pacheco Bell, Ronson Chu, Laurie Jacobs, Jacki Bacharach, David Leger, Steve Lantz (SBCCOG)

2. **Previous meeting notes** (7/23/19, 9/24/19, 1/28/20, 5/26/20, 7/28/20, 9/22/20, 12/1/20, 01/26/21, 3/30/21, 5/25/21, 7/27/21) – posted on SBCCOG Senior Services Working Group webpage

3. **PATH Update - Courtney Reed, Associate Director, and Ana Abril-Urias, Program Manager, SPA 8**

PATH is currently case managing 27 seniors of which 5 have been housed and emergency housing vouchers (EHV) have been submitted for the remaining seniors. Seniors have been a priority for the issuance of EHV's. There is a tight timeline allowed to complete applications to the housing authorities and the turnaround time is around 5 days and then it can take several weeks for the actual EHV issuance. Case management and assistance are ongoing for these seniors.

A question was asked about the first steps to get in touch with PATH. Courtney advises first step is to submit requests in the LA-HOP.org portal to have an outreach team meet with individuals to access the situation. Information can also be provided directly to PATH to begin the problem-solving process.

4. **Panel on Accessory Dwelling Units (ADU's) Affordable Housing for Older Adults**

Discussion on latest laws, code enforcement, construction, and alternative to assisted living facilities. Panelists:

- Jeannie Naughton - Rolling Hills Estates Planning Manager
- Jonathan Pacheco Bell - SBCCOG Regional Planner



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<https://twitter.com/SouthBayCCOG>

- Douglas Look – LOOK Systems (ADU development)

Jeannie Naughton gave the first presentation, an overview on new housing laws, accessory dwelling units (ADU) and junior accessory dwelling units (JADU). She reviewed past and current legislation on ADU regulating permits and approval processes. All must meet local zoning standards. Newer 2019/2020 laws address past deficiencies by expanding allowances and relieving some of the past excessive or burdensome requirements. The new SB2 grant funds offer assistance to the process. Details are in the presentation.

PRESENTATION LINK: [NEW HOUSING LAWS](#)

Britt Huff added that this ADU topic was included in this meeting because it offers opportunities for those on fixed incomes, working within families to provide reasonably priced housing for seniors. The new legislation addresses many of the previous problematic processes.

Jacki Bacharach added the cities of the South Bay have agreed to access themselves for the SBCCOG to hire a planner that will help us address these on a regional basis.

Jonathan Pacheco Bell gave the next presentation, on learning from unpermitted ADU code enforcement. Several types of unpermitted dwellings were reviewed to illustrate the scope of back housing built prior to new regulations. Some were obviously problematic, yet others were solid construction that would meet current regulations but were unpermitted when built and therefore had to be removed and/or destroyed. The new state ADU laws open up many possibilities and benefits with affordable housing that will meet RHNA numbers and offer opportunities for people to age in place.

PRESENTATION LINK: [LEARNING FROM UNPERMITTED ADUs](#)

Douglas Look gave the final presentation on the ADU topic with a very holistic vision of creating communities of care with ADUs – Project Calm. In addition to the ADU affordable housing, it is important to provide services such as care giving, transportation, etc, to truly provide the ability to age in place. Community Aging Friendly Living Model (CALM) identifies partnerships to build and support an integrated network community that will help older adults. The key is instead of looking at ADUs as individual, discrete separate units, think of them as a connected network, building communities within neighborhoods. He reviewed how municipalities can help with this model through education, reviewing policies through local zoning, providing integrated support services, and possible financial assistance.

PRESENTATION LINK: [PROJECT CALM](#)

Questions and Answers on the three presentations:

Q: Ronson asked Jeannie if she has seen an increase in demand for ADU permits since the new laws were put in place.

A: Jeannie said a slight increase going from 1-2 per year and now about a dozen in her small jurisdiction. Other areas most likely saw a larger increase of applications.

Q: Britt asked about the RHNA numbers.

A: Jonathan advised that jurisdictions with numbers that are hard to achieve should consider ADUs as they are being used to satisfy the requirement of new affordable housing. There may be some ADUs already built that could qualify for RHNA numbers.

Britt added that the next step, after plans are in place, is to do some outreach and publicity to let people know about the ADU services.

Q: Laurie asked about ensuring ADUs are truly affordable and how to avoid ADUs being used as short-term rentals.

A: Jonathan advised that ADUs cannot be used for less than 30 days, so cannot be used as a short-term rental. Enforcement may be needed to ensure this does not happen.

Q: Ronson asked if Douglas about the more holistic approach for their seniors.

A: Douglas responded that the concept is still at early stages. Currently looking for support to start a small pilot for this program. Goal is to overlay services, including ADUs.

5. Carol Kitabayashi, Executive Director, Westside Pacific Villages

Carol presented information on how to provide services to aging parents or older adults who have the desire to age in place. She reviewed the senior village model which is about a sense of community and support. The village is grassroots, self-governing, volunteer driven organization with goal to leverage individuals to help folks to continue to enjoy their homes. It is a cost-effective way to provide very basic support and help. Each village is unique, tailoring its services to the needs of the communities it serves.

PRESENTATION LINK: [WESTSIDE PACIFIC VILLAGES](#)

Q: Doug asked how the village is supportive regarding healthcare.

A: Majority of village clients they serve are still active. The village provides referrals if someone needs more intensive care, but the village does not provide that type of support.

Q: Ronson asked if she has worked with LA Works who do welfare checks on seniors and how many seniors can her village take at any one time.

A: Carol is familiar with LA Works and the village posts volunteer opportunities on their site. She mentioned that local neighborhood councils connected for more check in call support. Currently her village has 200-250 volunteers, has been up to 400 volunteers in the past prior to the pandemic. Volunteers need to complete screening, training, and orientation.

Q: Britt asked if her staff has grown during the pandemic to meet possible increased needs.

A: Carol responded they added a part time staff member. Volunteer base fluctuates but usually have enough volunteers to meet the needs of the clients.

6. Update from Legislative Offices

Janet Turner (Representative Congressmember Lieu)

Janet did not have any updates. She is standing by to get an update on the reparation bill.

Erick Ponce (Representative Assembly Member Muratsuchi)

His office is focusing on EDD and the rental assistance program, Housing is Key. He can check on the status of applications which is available to both tenant and landlords. Both must participate in this program to be eligible.

7. SBCCOG updates, Jacki Bacharach

- 8.** Jacki mentioned the two new additions to the SBCCOG: Jonathan Pacheco Bell who is new Regional Planner and Ronson Chu who is the new Senior Project Manager overseeing both senior services and homelessness services. The SBCCOG has received very interesting homelessness projects which will be helpful in the South Bay that we will be able to fund.

The SBCCOG is working on the local travel network which is something we think will be very helpful to seniors. The COG is advocating for sharrows, which are shared, slow-speed streets to drive more safely in scooters, regular and electric bikes, and neighborhood electric vehicles (NEV). The NEV go 25 mph and are inexpensive. The COG will meet with the California Resources Board to request they underwrite NEVs with a rebate program. The two corridors of focus for this program are the beach cities corridor (from El Segundo to Redondo Beach) and Hawthorne/Lawndale/Gardena.

The fiber network is up and running in all our city halls and now we are working on meeting other providers to extend to businesses and residents to bring more competition and better service.

The SBCCOG launched our new website and Ronson shared the screen for the new site. We welcome comments.

Upcoming events:

October 28th SBCCOG Board Meeting

- Presentation on globalization of housing.
- Mayor Bill Brand will present his initiative to protect local control of land use

November 18th SBCCOG Board Meeting

- Focusing on water, the drought and related issues which may include the recent oil spill

January 27th SBCCOG Board Meeting

- Tentative presentation by Sheriff Villanueva

March 24th SBCCOG 21st Annual General Assembly

- An in-person event at the Carson Community Center
- Discussing the South Bay and how we are growing into the future
- We are looking for sponsors for this event

9. Senior Services Updates – Ronson Chu, Senior Project Manager, SBCCOG

Ronson introduced himself as the new guy, replacing Grace Farwell. He is looking for feedback from the group on what they hope to get out of this meeting, and possible future meeting topics. Or maybe a topic previously covered but would like to take a deeper dive.

Ronson provided information on state legislation updates:

1. Community Care Expansion - State has announced new \$805 million in additional funding to build or acquire residential adult and senior care facilities. The California Department of Social Services will be administering this funding. This is part of Project Home Key.
2. LACDA waitlist for Elderly Family Public Housing – 7 sites including South Bay Gardens <https://www.lacda.org/public-housing/site-based-waiting-list>

Britt mentioned it was great to meet Jonathan Pacheco Bell as the new regional planner as the cities will be working with him on various projects.

Jacki mentioned we are interested in continuing the work on creating age friendly communities however the SBCCOG does not currently have funding for this. There is still a

strong interest and know that the League of Women Voters are also interested. Maybe we can consider having county and/or state speakers on this topic. Looking for feedback from the group.

Monique Sugimoto from the Palos Verdes Library District said this was her first time attending this meeting and it was fascinating to learn more about ADUs and villages. Aging and senior programming is part of her work so she is also interested in learning about more relevant topics to share with her older adult population such as digital literacy. For the next year, the state library is funding six different platforms as part of their workforce development. Several of the programs are created by seniors, for seniors.

Monique also asked about resources to help those who can help those who may be losing housing due to the pandemic and/or loss of employment. Britt mentioned PATH could be a resource. She mentioned possible topic for future meetings cover inter-generational programs.

Harriet from League of Women Voters mentioned expanding the age friendly cities. The Dept of Aging is holding town hall meetings throughout the state to get input on revamping funding for senior programs and resources. This is called “Hubs and Spokes”.

Ronson provided information on Housing is Key which can be helpful with unpaid rent or utilities.

HOUSING IS KEY LINK: https://housing.ca.gov/covid_rr/

10. Announcements and Follow-up Actions

Send topic ideas to David Leger

Next meeting – December 7, 2021

Notes submitted by Laurie Jacobs