

Date of Hearing: June 19, 2019

ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

David Chiu, Chair

SB 611 (Caballero) – As Amended June 12, 2019

SENATE VOTE: 38-0

SUBJECT: Housing: elderly and individuals with disabilities

SUMMARY: Requires the Governor to establish the Master Plan for Aging Housing Task Force (Task Force) to assess the housing issues affecting California's aging population. Specifically, **this bill:**

- 1) Requires the Governor to establish the Task Force to identify policy solutions to issues impacting older adults who are homeless, at risk of homelessness or face potential institutionalization and to carry out the following responsibilities:
 - a) Assess the need for affordable housing and the annual impact on the statewide supply of affordable and accessible housing for older adults;
 - b) Identify current state housing programs and effective solutions that bring health and social services to older adults living in affordable housing;
 - c) Identify best practices and regulatory barriers to the development of intergenerational housing that includes co-located services and support for older adults; and
 - d) Make recommendations to the Governor and the Legislature regarding policies that will:
 - i) Increase the supply of affordable and intergenerational housing, and reduce barriers to providing health and social services to older adults; and
 - ii) Enable older adults to access home modification and safety assessment services that enable aging in place.
- 2) Establishes the membership of the Task Force to include:
 - a) The Director of the Department of Housing and Community Development (HCD), or their designee, as chair;
 - b) A representative from the Governor's office;
 - c) A Member of the Senate and a Member of the Assembly;
 - d) The directors, or the designees, of the following departments: the Department of Health Care Services, the Department of Social Services, and the California Department of Aging (CDA);
 - e) The following, to be appointed by the Task Force chairperson:

- i) A representative of a non-profit housing corporation that develops affordable senior properties;
 - ii) A representative of a for-profit management corporation that manages senior properties;
 - iii) A representative of a corporation that operates a Programs of All-Inclusive Care for the Elderly organization;
 - iv) Two representatives from labor organizations representing the long-term care workforce;
 - v) A representative of a county organized health system;
 - vi) A representative of a local initiative plan;
 - vii) A representative of a commercial Medi-Cal managed care plan; and
 - viii) Two local government representatives.
- 3) Requires the Task Force to meet at least six times in the year 2020 and to submit a report to the Legislature by April 30, 2021 that shall be incorporated into the Master Plan on Aging.
- 4) Requires the Task Force report to include findings and policy recommendations to:
- a) Increase the supply of affordable housing for older adults;
 - b) Increase the supply of affordable intergenerational housing for older adults and families;
 - c) Reduce barriers to providing health care and social services to older adults in affordable housing; and
 - d) Enable individuals to access home modification and safety assessment services that enable aging in place.

EXISTING LAW:

- 1) Establishes the responsibility of HCD over the development and implementation of housing policy through various programs, including among others, financial and other assistance to local public entities and nonprofit organizations for housing-related services.
- 2) Establishes the Mello-Granlund Older Californians Act and sets forth the state's commitment to its older population and other populations served by the programs administered by CDA.
- 3) Establishes the Homeless Coordinating and Financing Council to oversee implementation of the Housing First regulations and, among other things, identify resources, benefits, and services that can be accessed to prevent and end homelessness in California.

FISCAL EFFECT: Unknown.

COMMENTS:

Purpose of the Bill: According to the author, “While much has been done to address the housing crisis in our state, we must do better to ensure that the housing needs of California’s older adults are not forgotten. SB 611 addresses the housing needs of older adults by establishing the HOPE Task Force (or Housing Older Persons Effectively Task Force) as part of the Master Plan for Aging. The HOPE Task Force will convene California’s foremost experts on housing issues to bring innovative and effective solutions that will help older adults remain at home and avoid homelessness, while also helping to identify current programs and developing best practices for the future.”

Background: The genesis of this bill came about during the 2019 State of the State Address where Governor Newsom called for the creation of a Master Plan on Aging to meet the needs of California’s increasing aging population. In response, a number of bills have been introduced in the Legislature this year to meet different aspects of the Master Plan for Aging. This bill seeks to address the housing needs of California’s aging population by creating the Task Force.

Housing for California’s Aging Population: Nearly one in seven (5.5 million) Californians is over the age of 65. That number is expected to increase by another 4 million by 2030. Today, one in 10 older adults live in poverty, a number that is expected to increase as more people find themselves living in housing they cannot afford. Many older adults live on a fixed income; while their rents continue to increase, their incomes do not. Over 35 percent of people over 65 live entirely on their social security benefit, which averages about \$1,400 per month in the U.S. The fair market rent for a one-bedroom apartment in California is \$1,335, leaving the average older adult renter with \$65 a month to pay for food, health care costs and other necessities.

Housing is a critical component of the health care delivery system. Declining physical and cognitive functioning can hinder the ability of seniors to live independently. Without a safe, stable place to live, it is difficult for seniors to receive proper and effective preventative care and treatment for chronic conditions. As the boomer generation ages, it is increasingly more difficult and more costly to care for them.

HOPE Task Force: This bill would require the Governor to establish the Task Force as part of the Master Plan for Aging. The 17-member Task Force would be comprised of persons with expertise related to housing an aging population, including:

- The Director of HCD, who will serve as the chairperson.
- The Directors of the following state entities, or their designees: the Departments of Health Care Services, Social Services, and Aging.
- A representative of each of the following, as specified: the Governor’s Office, the Senate, and the Assembly.
- Ten additional members appointed by the chairperson, and representing local government, nonprofit affordable senior housing community managers and developers, long-term care workforce labor organizations, county health systems, local initiative health plans, Medi-Cal managed care plans, and an all-inclusive elderly care organization, as specified.

The bill establishes that the Task Force should prioritize issues related to housing older adults, specifically:

- Reducing the risk of homelessness due to lack of affordable housing;
- Enabling individuals to remain in their homes through appropriate housing accessibility and modifications; and
- Transitioning homeless individuals into supportive housing environments.

The bill specifies that the Task Force must submit a report to the Legislature by April 30, 2021 that will be incorporated into the Master Plan on Aging and include an overview of the following:

- The current and projected future need for affordable housing for older adults;
- The existing affordable housing units for older adults in California;
- The barriers to building affordable housing for older adults in California; and
- The existing state housing programs and the number of affordable housing units for older adults generated by those programs each year.

The bill also requires the Task Force to make specific policy recommendations to the Legislature, before any of the findings are made, or the Task Force is even created. Because it is premature to specify the outcomes of a Task Force that has not yet been established, the Committee may wish to consider changing this from being specific policy recommendations to being priorities to guide the Task Force's work.

Committee Amendments: To address the issues raised above, the Committee may wish to consider the following amendment: change the Task Force's required policy recommendations to being priorities to guide the Task Force's work.

Related Legislation:

SB 228 (Jackson, 2019) establishes the parameters of the master Plan for Aging. *The bill passed out of the Senate and is pending hearing in the Assembly Committee on Aging & Long Term Care.*

AB 1136 (Nazarian, 2019) establishes the California Department of Community Living within the California Health and Human Services Agency to consolidate leadership on issues on programs serving the state's older adults and people with disabilities. *The bill was held on suspense in the Assembly Appropriations Committee.*

AB 1287 (Nazarian, 2019) requires CDA to develop a strategy for the statewide implementation of the No Wrong Door System to assist older adult, people with disabilities and caregivers with accurate information and referrals to community services and support. *The bill passed out of the Assembly and is pending hearing at the Senate Committee on Human Services.*

AB 1382 (Aguiar-Curry, 2019) focuses on family caregiver support in the master plan for aging. *The bill passed out of the Assembly and is pending hearing at the Senate Committee on Human Services.*

SB 62 (Jackson, 2018) would have enacted the Affordable Senior Housing Program within the Governor's Office of Business and Economic Development. *The bill failed passage in the Assembly Appropriations Committee.*

Double referred: This bill was also referred to the Assembly Committee on Aging & Long Term Care where it will be heard should it pass out of this committee.

REGISTERED SUPPORT / OPPOSITION:

Support

California State Treasurer (Co-Sponsor)
Leadingage California (Co-Sponsor)
California Alliance for Retired Americans
California Apartment Association
California Association of Area Agencies on Aging
California Association of Public Authorities for IHSS
California Commission on Aging
California Commission on the Status of Women and Girls
California Legislative Women's Caucus
Christian Church Homes
Congress of California Seniors
County of Santa Clara
Episcopal Communities & Services
Friends Committee on Legislation of California
Human Good
Jewish Public Affairs Committee
Kern County Board of Supervisors
Pep Housing
Residents of EHDOC John Plaza Apts
Retirement Housing Foundation
Santa Clara County Board of Supervisors
Santa Clara Methodist Retirement Foundation
State Independent Living Council
UDW/AFSCME Local 3930

Opposition

None on file

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