
Questions & Answers from Engaging Stanislaus: A Master Plan for Aging Event

- Is the Housing Authority list closed and you can't get on the list?
 - Answer: The Section 8 Waiting List is only available for the people who can apply for the "in place preference". It is not open but there is a partial opening so if you have someone who is in housing and their landlord is willing to work with the Section 8 program then they can get on the waiting list. For more information visit: <http://www.stancoha.org/>

- Does a senior have to be on the waiting list in order to qualify for the "in place" option?
 - Answer: There is no "in place voucher". There is an "in place preference" for the Section 8 vouchers. So a person does not have to be on the waiting list, they can get on the waiting list, which is highly recommended. There is also an open waiting list for farm labor housing for larger housing, for four or five bedrooms, and also in Newman there is housing called Valley Manor which has an open waiting list. For more information visit: <https://stanregionalha.org/valley-manor/>

- Is there financing directed toward building on an existing lot already zoned R3?
 - Answer: The state of California has some financing focused on residential infill projects as well as some extra points awarded for infill for tax credit financing, but there are no expansive financing programs for a lot zoned for market rate multi family projects.

- California has requirements but many cities fall short of meeting state-mandated goals to issue permits for affordable housing. May need more incentive and less regulation to entice developers?
 - Answer: As part of each county and city General Plan, which has a life of 20-30 years, each community is required to update their Housing Element in a 5-7 year cycle. There has not historically been adverse consequences to not having a certified housing element but that is changing. Now, communities are precluded

from accessing certain types of housing grants such as SB2 funds, if they are not compliant. Each community is also required to report annually on their progress in permitting housing projects. Construction costs have increased dramatically with such changes to the building code as for the energy code. Developers are motivated by profit margins in the 30% range historically. Their expectations may need to change.

- If so, what might some incentives be to entice developers?
 - Answer: I think all of the state laws that have been mandated need to be examined holistically to address some of the increased construction costs. Communities can be creative to some extent in providing incentives such as fee deferrals etc. communities must also be careful about how much incentive they provide which will trigger prevailing wage on the whole project which can increase the total project cost here in the Central Valley by as much as 25%.
- Are all services and programs you spoke about to keep older adults in place only for low income?
 - Answer: Though many programs have income restrictions, some are age qualified only. Check with your local jurisdiction to determine eligibility.
- Are there other programs and services for seniors that may not fall into the "low income" category that you offer?
 - Answer: Many Housing Rehabilitation Programs offer low/no interest loans, or in some cases grants, that are age qualified rather than income qualified. Check with your local jurisdiction to determine eligibility.
- Do you know if the Housing elements for the city and county are up for review in the near future?
 - Answer: For more information visit: The current city of Modesto and Stanislaus County plans go through 2023. Plans begin at least a year in advance. For more information visit:
<http://www.stancounty.com/planning/pl/gp/gp-chapter6-housing-element.pdf>
<https://www.modestogov.com/DocumentCenter/View/7029/Table-of-Contents--PDF>

Additional Resources Affording Senior Housing:

- **Stanislaus Regional Housing Authority:** For more information visit <http://www.stancoha.org/>
- **HomeShare** for seniors is a great housing resource for anyone serving seniors. <http://senioradvocacynetwork.org/homeshare/> Contact Hannah Brady with Senior Advocacy Network at (209)577-3814 or email SANhousingprogram@gmail.com for more information.
- **Affordable Housing Advocacy:** For more information visit <http://nonprofithousing.org/wp-content/uploads/HousingElementAdvocacy.pdf>

Additional Resources Caregiving:

- The **Stanislaus County Area Agency on Aging** has a program to assist caregivers-the Family Caregiver Support Program-in-home help for any informal caregiver of a frail elder, regardless of income. The Information and Assistance line is available to help direct older adults and caregivers towards multiple services. The line is 209-558-8698.
- **Valley Caregiver Resource Center:** www.valleycrc.org or call 559-224-9154 or 800-541-8614 for more information.
- **Caregiver Resource Centers:** For more information visit <https://www.dhcs.ca.gov/services/MH/Pages/AdultsCaregiverResourceCenters.aspx>
- **Alzheimer's Association:** For more information call 916-930-9080 x 1214 or the 24/7 Helpline at 1-800-272-3900. Visit their website at alz.org.
- **Stanislaus County Community Services Agency In-Home Supportive Services:** For more information visit www.csa-stanislaus.com or call (209)558-2637.
- For additional event details, biographies, and the recording visit <https://www.seniorcoalitionofstanislaus.org/mpa-event.html>