



Clark County Commission on Aging  
1300 Franklin Street, 6<sup>th</sup> Floor  
Vancouver, Washington

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## Meeting Notes

Tuesday, February 16, 2015

4:30 p.m. – 6:00 p.m.

**Members Present:** Bill Ritchie, Chuck Frayer, Bob Holdridge, Pat Janik, Marjorie Ledell, Herb Maxey, Karin Woll, Ali Caley, Linda O'Leary

**Absent:**

**Staff:** Colete Anderson, Jacqueline Kamp

### Welcome and Call to Order

- Chair Bill Ritchie opened the meeting. Motion to approve the agenda and minutes from January 15th, Marjorie had a correction to the minutes. Under the communication report where it says communication committee relative to the promotion of the yearlong housing topics, I would like it to just say "yearlong topics" and not "conference". It was moved to accept with corrections, seconded and was unanimously approved.

### Reports

- Vice-Chair report – Bob –AARP had conference call meeting with the governor and 10,000 members of AARP in the state.
- Communication – Marjorie –Thank you to the communication committee, Karin, Linda Colete and Jacqui for their work in the roll out of communication plan around housing.
- Treasure report – Chuck – Everything is the same.
- hOur IMPACT – Karin – We are doing just fine. Last month we had a membership of 79 and now have a membership of 99. hOur impact is the Clark County time bank, a program where people can avail themselves of all of the services that are available through the time bank, the currency of the time bank is not money but time. If you are a time bank member you are expected to reciprocate by not only taking advantage of services that are offered but servicing other members. There will be some upcoming changes that I will be talking about in our next meeting.
- Universal Green Design Update – Chuck – No not at this time.
- Public Health Advisory Committee – Ali– I have made contact with Public Health and we hope to meet in the next couple of weeks with the Public Health Executive Committee.
- Council for the Homeless – Bill – The project were working on at the moment is not going forward because of some issues with where we were placing it. Back to the drawing board again.

### Presentation

Housing trends and opportunities for an aging Clark County – Alan De LaTorre, Ph.D.

- Housing Trends – Oregon & Washington were among the top moving destination in 2015. The greater Portland region outpaced the 50 largest US regions in attracting and retaining highly educated retirees
- Regional Household Growth
- Is the Housing Landscape Changing
  - Retirement community industry is reportedly in crisis
  - Factors leading to this trend – High cost of retirement housing, insufficient resources to pay costs, “Growing disaffection with institutional living”
- Top Options if one moved from their current home, but stayed in their Neighborhood/community
- Millennials and Baby Boomers prefer smaller yards in walkable neighborhoods
- Suburban Locations and Older Adults:
- Report from Joint Center for Housing Studies: Housing America’s Older Adults (2014)
- Push/Pull Factors for Moving
- Meeting Our Housing Needs
- “Peter Pan” Housing
- A Call to Action...and an Opportunity
- Aging in Place, Aging in Community
- What Approaches are Being Used?
- Visitability is Cost-effective When Planned in Advance
- Lifelong Housing
- Accessory Dwelling Units – ADUs
- What About “Missing Middle” Housing?
- Co-housing
- Flexible Housing Design
- Courtyard Housing: Housing in Response to the Human Life Cycle
- Sustainable Courtyard Design (cont.)
- Services and Aging in place

### Public Comment

Is the reason that the greatest number of older people moving to Clark County because there is more favorable tax situation. Have you thought about reconfiguring lots for one level accessible home so they are wider and not as deep? I hear you say they are building on 25 by 100 lots...that is a double wide garage? This is done across the river in Portland. Only done in the highest density zones.

Right here in Clark County we already have thru Share a roommate match program and I was just thinking that would be something that we would be able to address; taking into consideration doing background checks and income verification. There is a way to be able to communicate this idea out of the safety, it’s kind of a shift for people that thought they were going to retire and just be on their own, so I think there has to be an education process that goes along with it and possibly a conflict resolution and solution and things like that to be able

to help them transition into that. So I think that we have some foundation already laid in the county.

Lori & Tony Rhodig, we've been trying to bring his parents over from Clackamas County to Clark County. They need help and were looking for a one level home. There were 7 houses in the last six months that were one story. The two stories have no master on the main level. The one thing that holds us back is that the contractors who do remodeling say they have to have an elevator license in order to put chair lifts in.

In 1994 Clark County passed a land management act in Fisher's Landing and was annexed into Vancouver in 1999, the land management act wanted 10 homes an acre not six. Single story homes take six homes per acre, so they are now building 2 story homes that take 10 homes per acre, that's is why you see more 2 story homes than single level homes.

One point is not so much the housing as the infrastructure around the housing, meaning assessable sidewalks and zoning plans that put retail on the street rather than having a 100 yard parking lot to get to the retail. As you are getting older the options of using public transport become more attractive and by having retail on the street you have an easier path of travel that is shorter.

One of the things I'm concerned about is that half of the retirees are not going to have the money necessary to sustain them through retirement. What are we looking at in the future for housing for this population? - Our cost per square foot is not going to bring affordable housing on the market, we don't have enough federal support in subsidies or proforma that essentially allow us to build housing that is affordable and attainable. This is a huge issue and I'd say that the approaches that are being taken by different cities vary but quite often this is looking to the federal government, looking to the state government, and looking at local funding to be able to get some reduction on cost per square foot.

One of the opportunities we ought to look at is how do restructure the financing model and you brought out the distinction of aging in place and aging in community, so one of the opportunities I see is utilizing community land trust model. Going ahead and taking existing properties entering into a partnership where the land trust takes title to some of the land as a community investment that provides the resources for modifications creating ADUs whatever it might be but creating that opportunity to tend to that resource need in terms of accessibility to housing and all the other services but at the same time creating a mechanism for more revenue be generated on a local scale that can be reallocated locally.

What do you think the answer is to affordable housing? I'm teasing you because you don't know do you, but I do - four things you need, land, loan financing, you build, you sell or you rent.

Are you doing anything in the council about universal design because universal design is where you look at the home and you try to make them assessable? As a contractor I go into homes where the master bedroom door isn't wide enough. We need to be moving into building codes

that reflect what is happening, the reason contractors build the way they do is because of money and the other is because we mandate them to do it. Unless you have a builder that understands where the market is going, the need for assessable housing with the baby boomers nothing is going to change.

Meeting adjourned at 6:00pm

The next open, general meeting will be March 15<sup>th</sup>.

***The Clark County Commission on Aging provides leadership and creates community engagement in addressing the needs and opportunities of aging.***